

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"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation representing (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<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: EAST HENDRED PARISH COUNCIL

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

Paragraph

Policy

Fig2.7

Policies Map

Fig 2.8

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

4. (1) Legally compliant

Yes

x

No

4. (2) Sound

Yes

No

x

4. (3) Compiles with the Duty to Cooperate

Yes

x

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.

The policy Fig 2.8 relating to Didcot Garden Town is unsound because it does to identify any sites for housing, in the most sustainable location in the District, where the policy states that high density housing may be appropriate. No other locations have been identified for high density development. The Didcot Garden Town initiative was only set up in 2017 after the adoption of Local Plan Part 1 any involves the preparation of a Master Plan and Supplementary Planning Guidance which should be based on strategic policies in Local Plan Part 2 on the amount, type, scale, location of housing in Didcot Garden Town. The policy therefore does not comply with NPPF guidance on identifying suitable sites for housing etc. in sustainable locations in preparing development plans.

(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 identification of sites for housing, esp. high density housing, e.g. Didcot Power Station A.

(Continue on page 4 /expand box if necessary)

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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:

To discuss the Council's emerging proposals for Didcot Garden Town.

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:

21/11/2017

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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.**

See Submission by East Hendred Parish Council and meeting notes of 16th November 2017.

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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.

Title	Mr
First Name	Roger
Last Name	Turnbull
Job Title (where relevant)	Vice-Chair
Organisation representing (where relevant)	East Hendred Parish Council
Address Line 1	
Address Line 2	
Address Line 3	
Postal Town	
Post Code	
Telephone Number	
Email Address	

2. Agent's Details (if applicable)

Mr
Roger
Turnbull
Monks Court
Newbury Road
East Hendred
Wantage
OX12 8LG
07860338278
roger@monks court.co.uk

Sharing your details: please see page 3

Part B – Please use a separate sheet for each representation

Name or organisation: EAST HENDRED PARISH COUNCIL

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

Paragraph

Policy

14a & 15a

Policies Map

Fig2.1 & 2.5

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

4. (1) Legally compliant

Yes

x

No

4. (2) Sound

Yes

No

x

4. (3) Compiles with the Duty to Cooperate

Yes

x

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.

The proposed housing allocation for 1,000 dwellings on Harwell Campus is unsound because it has not been demonstrated to comply with NPPF guidance on large scale development in the Area of Outstanding Natural Beauty, paragraphs 116-118.

(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.

To DELETE to proposed housing allocation of 1,000 dwellings at Harwell Campus.

(Continue on page 4 /expand box if necessary)

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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:

To represent the residents of East Hendred Parish, which includes parts of Harwell Campus, in seeking clarification on matters raised in the Council's submission, in support of the objection to 1,000 dwellings on Harwell Campus, as contrary to NPPF guidance on large scale development in areas of outstanding beauty.

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:

21/11/2017

Sharing your personal details

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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.**

Please see attached Submission to the Vale Local Plan Part 2 on behalf of East Hendred Parish Council, and Notes of Meeting with the Parish Council on 16th November 2017.

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2. Agent's Details (if applicable)

Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation representing (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<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: EAST HENDRED PARISH COUNCIL

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

Paragraph

Policy

15b

Policies Map

Fig 2.6

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

4. (1) Legally compliant

Yes

x

No

4. (2) Sound

Yes

No

x

4. (3) Compiles with the Duty to Cooperate

Yes

x

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.

The proposed 1,000 dwellings at Harwell Campus are considered to be unsound as it has not been demonstrated that they comply with NPPF guidance on large-scale development in the Area of Outstanding Beauty, paragraphs 116-118. References to the Innovation Village for 1,000 dwellings at Harwell Campus in the Development Framework policy are therefore considered unsound.

(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.

To DELETE references in the Development Framework policy relating to the Innovation Village i.e. 1,000 dwellings at Harwell Campus.

(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.

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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:

To represent the views of residents in East Hendred Parish in objecting to proposals within or adjoining the Parish at Harwell Campus, on the grounds that they do not comply with NNP guidance on large scale development in the AONB. To seek responses to matters raised in the Meeting Notes.

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:

21/11/2017

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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.**

See Submission by East Hendred Parish Council and Meeting Notes of meeting with Parish on 16th November 2017.

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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"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation representing (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
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Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<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: EAST HENDRED PARISH COUNCIL

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

Paragraph

Policy

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.

The proposed 1,000 dwellings at Harwell Campus is considered unsound as it has not been demonstrated to comply with NPPF guidance on large scale developments in the 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.

DELETE references to proposed housing at Hartwell Campus in Harwell Campus Site Specific Requirements

(Continue on page 4 /expand box if necessary)

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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:

To contribute to discussions for 1,000 dwellings at Harwell Campus, part of which lies within the Campus.

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:

21/11/2017

Sharing your personal details

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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

☐ x

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.**

See East Hendred Parish Council submission and meeting notes.

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First Name	<input type="text"/>	<input type="text"/>
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Organisation representing (where relevant)	<input type="text"/>	<input type="text"/>
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Part B – Please use a separate sheet for each representation

Name or organisation: EAST HENDRED PARISH COUNCIL

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

Paragraph

Policy

Policies Map

Appendix C

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

4. (1) Legally compliant

Yes

x

No

4. (2) Sound

Yes

No

x

4. (3) Compiles with the Duty to Cooperate

Yes

x

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.

The inclusion of Saved Local Plan 2011 Policy E7 is unsound because it was adopted in 2006 and has been superseded by the Local Plan 2031 Part 1 Policy CP6 and CP15, and possibly by a review of these Part 1 Policies in Part 2. It does not therefore comply with NPPF guidance on up to date planning policies and lacks clarity as to which policies will apply to Harwell Campus.

(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.

To DELETE reference to Saved Polict E7 of the 2011 Local Plan, adopted in 2006.

(Continue on page 4 /expand box if necessary)

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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:

To seek to secure clarity on which up to date policies should apply at Hartwell Campus.

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:

21/11/2017.

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

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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.**

See East Hendred Parish Council submission and Meeting Notes of 16th Nov 2017.

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VALE OF WHITE HORSE LOCAL PLAN 2031 PART 2, OCT 2017.

SUBMISSION BY EAST HENDRED PARISH COUNCIL, NOV 2017.

1. East Hendred Parish Council, which extends to the Campus, **OBJECTS** to:

- i) **Policies 4a & 15a**, which allocate 1,000 dwellings to Harwell Campus, subject to a Development Template in Appendix A, (The site is allocated for Employment in Local Plan Part 1, under Policy 15).
- ii) **Policy 15b**, which provides for a comprehensive development framework (SPD) to be prepared, comprising a Travel Plan to minimize car use, a landscape plan protecting structural and perimeter landscaping, height restrictions on buildings, and a lighting scheme to minimize lighting pollution, all to be approved by the Council.
- iii) **Appendix A**, which sets out the Development Template to deliver a self-sustaining community for Harwell Campus, based on Policy 15b, with a Master Plan to ensure there are no adverse impacts on the AONB, to contribute to works to mitigate the impact of traffic, to provide community facilities, and to have regard for woodland in the S.W. corner of the site,
- iv) **Appendix C**, which is a plan showing the boundaries of the Employment allocation under Local Plan Part 1, Core Policy 6, (excluding North Drive), and the Saved Local Plan 2011 Policy E7, (including North Drive).

2. The District Council's justification is based on:

- i) The land is already allocated for employment.
- ii) It can still support economic growth.
- iii) It has less impact than employment & is easier to mitigate.
- iv) It is supported by Harwell Campus, the County Council & OxLEP.
- v) There are exceptional circumstances.

3. The Parish Council's objections are on the following grounds:

- i) There is confusion over which parts of the Plan Part 2 are a review of Part 1, which relate to non-strategic matters in compliance with Part 1, and the reason for the partial review. There are conflicting policies & proposals for Harwell Campus in Saved 2011 Local Plan Policy E7, in 2016 Local Plan Part 1 Policies CP6, CP15, the Map for S.E. Vale & Appendix C, and 2017 Local Plan Part 2 Policies 15a & 15b and Appendix C, especially north of Icknield Way.
- ii) The Local Plan Inspector did not require the inclusion of housing in or adjoining the Campus to find the adopted Local Plan Part 1 "sound." The recent 2017 permission for 2,500 dwellings at Grove Airfield enhances the housing land supply in Science Vale.
- iii) Further information is sought on alternative sources of housing not fully identified in Local Plan Part 2, e.g. from:
 - Didcot Garden Town initiatives e.g. Didcot Power Station A,
 - Rented units from Buy to Lets like Great Western Park, Didcot,
 - AirB&B, B&B & hotels providing short stay accommodation,
 - University accommodation for visitors to Diamond Source,
 - Inward commuting from South Oxfordshire/West Berkshire,
 - Houses at South Drive on Campus, vacant for c.20 years,
 - An unimplemented permission at South Drive for 120 units,
 - Ridgeway Hotel on Campus for short stay accommodation,
 - Permission at Fermi Av. for short stay use, P15/V0575/EZ.
- iv) Further information is sought on the number of firms and jobs adversely affected by the loss of employment land, the aims of the Government in designating the site an Enterprise Zone, and the EZ benefits lost to existing & potential employers.
- v) Further information is sought on the proposed housing density and structural landscaping. If 40% of the site is used for open space & structural landscaping, then the site would only accommodate 600 dwellings on 20 hectares at 30 dwellings per hectare net density.
- vi) The Employment allocation was justified on the basis of Harwell Campus being a world-class location for science & technology. The Local Plan Inspector advised that there were no exceptional circumstances for including housing within, as proposed by Harwell Campus, or adjoining Harwell Campus. The only difference between the Campus's and the Council's new proposals are the omission of c.11 hectares of arable land north of Icknield Way.

- vii) There has been no significant change in the operation of the Campus since the adoption of the Local Plan Part 1 in December 2016. The District Council propose a wide range of tenure and dwelling sizes in over 12,000 dwellings in Science Vale to meet the needs of all employers, including the needs of the Campus. The Campus is not the only UK employer attracting employees from outside the UK, as demonstrated by inward migration patterns.
- viii) The silver thread behind the Local Plan Part 1, in its justification for the Enterprise Zone (EZ), Science Vale as a world class location for science & technology, its infrastructure, its Ring Fence, and the significant uplift in the housing requirement for employment purposes rests on the aim to focus sustainable growth within Science Vale from 23,000 new jobs on 218 hectares of employment land, focused on new jobs at Harwell Campus. None of these aims require 1,000 houses on Harwell Campus, and the loss of employment land could prevent future employment needs being met.
- ix) The housing requirement in the South East Vale Sub-Area, 2011 to 2031, is for 12,150 new dwellings. The Council have identified in Parts 1 & 2 sites for 13,362 dwellings, a surplus of 1,212 dwellings.

Housing Completions	1,536
Housing Commitments	887
Local Plan 1 Allocations	9,055
Local Plan 2 Allocations	1,400
Windfalls	484
Total Land Supply	13,362 (a surplus of 1,212 dwellings).

There is therefore no pressing need to allocate land at Harwell Campus for 1,000 dwellings, as without that allocation, there would still be a 5 year housing land supply, and a remaining surplus of 212 dwellings.

- x) The District Council's case that a housing allocation at Harwell Campus would have less impact than employment depends on the housing density, and amount of structural landscaping and open space. It also depends on whether the Council agree to a height restriction based on the existing 2 storey dwellings.
- xi) The National Planning Policy Framework (NPPF) states that: "planning permission should be refused for major developments in these designated areas (AONBs) except in exceptional circumstances, and where they can be demonstrated they are in the public interest." Exceptional circumstances have not been demonstrated.

- xii) There is no evidence in the Strategic Housing Market Assessment (SHMA) that housing needs must be met at Harwell Campus. The Enterprise Zone justification only relates to meeting the need for jobs creation. The northern boundary of the EZ is along the National Cycle Network route 544 (Icknield Way), and hence most of the proposed housing allocation is on land within the EZ, where employment, rather than housing is a Government priority.
- xiii) The Government Housing White Paper on Fixing our Broken Housing Market provides a simplified approach for calculating housing need, which excludes considerations for economic growth. The application of the standard method may have implications for assessing housing need in The Vale, which the Local Plan Part 2 Inspector should consider in assessing whether there are exceptional circumstances in relation to Harwell Campus.
- xiv) The District Council has not considered a reasonable alternative option, which would achieve the aim of a sustainable development at Harwell Campus. This could be achieved by using Harwell Campus's control of land ownership, and hence numbers of parking spaces, to implement the reduction in the use of private cars promoted by the Council in the Didcot Garden Town Delivery Plan. This proposes a change in car use for travel to work from 65% to 47%, to be achieved via a Travel Plan. This would achieve a greater reduction in car use at Harwell Campus than the Council's proposals for 1,000 dwellings, which would generate an extra 6,000 trips per day, based on the TRICS database assumptions used by the County Council, and a reduced impact on the road network.
- xv) It is concluded that the cost and scope for developing elsewhere outside the AONB would depend on what other sources of housing were available, see attached meeting note of 16th November 2017, to achieve a 5 year housing land supply, and meet the needs of the Campus from the existing & proposed housing supply. In addition, the loss of employment land and EZ benefits for potential employers, would have cost implications, and in the future further land allocations for employment adjoining the Campus boundaries in the AONB may be required.
- xvi) The detrimental effect on the environment, landscape and recreational opportunities for East Hendred, Chilton & Harwell residents, and Campus employees, would be the loss of existing trees & biodiversity and recreational opportunities, the loss of the open character within the AONB of the Harwell Campus, loss of views from the National Cycle Route 544, and public rights of way, as identified by the Local Plan Part 1 Inspector in his Report of the Public Examination findings.

- xvii) A note of a meeting between the two Councils in November 2017 is attached.

4. CONCLUSIONS.

4.1 East Hendred Parish Council therefore seeks the deletion of the proposed housing allocation for 1,000 dwellings at Harwell Campus under Policies 4a, 15a, 15b, Appendices A & C, as not justified when assessed against paragraphs 116-118 of the NPPF. As exceptional circumstances have not been accepted in principle, there can be no justification for a smaller housing allocation, or a different location within the AONB. The District Council have ruled out alternative sites capable of delivering 1,000 dwellings outside the AONB.

VALE LOCAL PLAN PART 2

NOTES OF MEETING BETWEEN EAST HENDRED PARISH

COUNCIL, N.W. DOWNS A.O.N.B. BOARD AND THE VALE OF

WHITE HORSE D.C.

ON 16th NOVEMBER 2017.

Present: Andrew Maxted (AM) – VWHDC.

Clare Roberts (CR) - VWHDC.

Tanya Kirk (TK) - HDA Landscape Consultant to
VWHDC.

Ian Hepburn (IH) - N.W. Downs A.O.N.B. Board.

Will Harley (WH) - Landscape Consultant to A.O.N.B.
Board.

Dr. John Sharp (JS) - E. Hendred P.C. & A.O.N.B. Board
Member.

Roger Turnbull (RT) - East Hendred Parish Councillor.

1. Introduction by A.M. on the District Council's proposals for
Harwell Campus, based on:

- replacing proposals deleted by Local Plan Part 1 Inspector,
- on employment land within and supported by Campus,
- to allow Campus to compete for top employees in the world,
- need for affordable housing, low rent, and small units,
- a Masterplan showing more landscaping than if land
allocated for employment,
- a Supplementary Planning Document to help the Inspector,
- a report on Exceptional Circumstances.

2. R.T for the Parish Council had the following questions:

- whether the confusion between those policies in Part 1
being reviewed and non-strategic matters in Part 2 could be
clarified?
- could a list of firms and jobs affected be prepared?
- could documents relating to the justification of the
Enterprise Zone (EZ) be made available?
- what housing density was considered appropriate in AONB?

- (C.R. said 25 dwellings per hectare was used for all sites).
- what maximum storey heights were considered appropriate? (T.K. replied storey heights would vary and be above 2 storeys).
 - why could not the 12,200 housing requirement in South East Vale not meet the housing needs of the Campus? (A.M. replied that alternative sites had greater impact on the AONB),
 - would the 2017 permission (with Section 106) at Grove Airfield enhance housing land supply? (C.R. said it would not),
 - would plans of perimeter & structural landscaping, open space and a tree survey be made available? (A.M. said an S.P.D. was being prepared providing that data).
 - a request was made for public consultation with the Parish Council at each stage of the Masterplan/SPD, not just at the end of the process? (A.M. said the Parish Council would be consulted).

3. I.H. for the N.W. AONB Board said:

- without further details, the Council had not differentiated its housing proposals for the Campus for those for other housing allocations,
- The AONB Board did not accept that exceptional circumstances existed, as they were similar to those made by the Campus and rejected by the Local Plan Part 1 Inspector,
- The Council's proposals would be the largest scale housing development on AONB land anywhere in the UK.

Prepared by Roger Turnbull for East Hendred Parish Council.