



**Vale
of White Horse**
District Council

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*

2. Agent's Details (if applicable)

*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	Jonathan		
Last Name	Evans		
Job Title (where relevant)			
Organisation representing (where relevant)			
Address Line 1			
Address Line 2			
Address Line 3			
Postal Town			
Post Code			
Telephone Number			
Email Address			

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?

Parag

2.11
on to

15a,
15b

Policies

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

4. (1) Legally compliant

☐

X

4. (2) Sound

☐

X

4. (3) Complies with the Duty to Cooperate

☐

X

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.

1) As stated by the Council, in LPP2 P.52, more evidence is required to demonstrate 'exceptional circumstances' – this implies an acknowledgement by The Council that the current evidence is insufficient, as reported by the planning inspector last year. Until such time that sufficient evidence exists, this proposal for housing allocation at Harwell Campus should be removed.

2) Para 2.116 “It has been demonstrated that the proposed residential development at Harwell Campus would have limited impact on the landscape setting of the AONB that would be capable of being successfully mitigated.”

This is not sound, because the document “Landscape and Visual Appraisal” by Hankinson Duckett Associates for Vale of White Horse District Council shows in: Photomontage 1: View south from a local high point on the A4185 Newbury Road, into the north of Harwell Campus. Solid colour represents the proposed development with no mitigation.

There would be very detrimental effects (unmitigated) on the views approaching Harwell Campus from the North, from Rowstock roundabout, via any mode of transport – instead of the current green view of the AONB, the approach to the AONB would be signalled by a modern dense housing development in open view.

There would be major adverse effects on the views into and from the AONB. Specific areas of concern, are:

AONB and therefore it is unsound and probably illegal.

(continue on a separate sheet/expand box if necessary)

a) views from the ancient Icknield Way, a Public Bridleway and National Cycle Route would be very badly affected. The rural green field and tree lined views approaching

Harwell Campus from the west would become that of a dense housing estate and would appear more like the approach to Great Western Park, than an Area of Outstanding Natural Beauty. It would take many decades for tree planting to adequately obscure new housing and there would still be a loss of open views. The loss of open views to housing is clearly shown in Photograph 6 in the above cited document, where the “North-Western Field” and “North Eastern part of site” would become dense housing if this development in the AONB were permitted.

c) There is also a major concern that the beautiful ancient character of the Icknield Way itself (which bisects the proposed development area) will be irrevocably damaged and will become no more than a cycle path through a housing estate, rather than an exquisite rural lane, currently buffered from the campus buildings and nearby existing homes by a wide corridor of mature flora and fauna.

Para 2.116: It is unlikely that this development would be in the public interest – the proposal that a new neighbourhood or Innovation Village be created is unlikely to benefit the wider community. Para 2.100 imagines that, or implies that, facilities created as part of this development would be open to the local community – as this is NOT the case at present (except for retail outlets), it is unlikely to be the case in the future – it would more likely be a private gated community.

The development is NOT in the public interest (scientific facilities are already very well utilised without need for housing). The beneficiaries would be a profit making private company *Harwell Oxford Developments Ltd, profiteering from housing development in the AONB*. This development is not in the public interest and therefore unsound.

Harwell Campus continues to thrive and rapidly develop (see press coverage & their Twitter feed on new buildings); there is no suggestion that potential is 'locked' due to lack of housing on campus. There is no need for this development in the AONB, and therefore this is not sound and should be removed from the policy.

(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.

Removal of Policies 15a and 15b. This removes the dependency on the assumptions and assertions referred to in 5. above, which could then make the Local Plan sound-based.

(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 would be representing the public, which I believe the VOWH are failing to do! It will ensure that the public view is heard and properly considered.

***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.*

Sign

21/11/201

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.**

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

Please return this form 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
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