

Comment

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Address	Georgian House Orchard Lane East Hendred OX12 8JW
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mr Fischer
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Q1 Do you consider the Local Plan is Legally Compliant? No

Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified) No

If your comment(s) relate to a specific site within a core policy please select this from the drop down list. North of Harwell Campus (East Hendred and Harwell Parishes)

If you think your comment relates to the DtC, this is about how we have worked with the Duty to Cooperate bodies (such as neighbouring planning authorities)

Q3 Do you consider the Local Plan complies with the Duty to Co-operate? No

Q4 Please give 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 co-operate, please also use this box to set out your comments.

The relationship between jobs created within the Vale over the period covered by the Local Plan and number of houses subsequently required appears critical to the allocation of land for housing.

The assumptions within the new Local Plan for jobs created within the Vale and specifically the Science Vale appear grossly inflated from the 2011 plan and also that of national government predictions for the period covered by the new Local Plan. In 2011, the Government predicted 8,400 jobs would be created. It would appear to be an unsound and critical assumption within the new Local Plan that 15,830 new jobs will be generated within the Science Vale over the period up to 2031. Incentives such as business rate discount for new businesses within the Enterprise Zone are also due to cease during 2016.

If the predicted increase in employment is unsound then the need for a significant increase in housing (specifically within the SE Vale Sub-area) and the proposed allocation of land for housing within the new Local Plan must also be unsound.

The new Local Plan also allocates green field land for housing within the AONB (north and east of Harwell). The scale and size of the housing allocation does not appear to be aligned with national policy in relation to an AONB. A brown field site within the current boundary of the Harwell Campus, whilst within the AONB, would be a better choice than the allocation of further green field sites within this area.

The scale and number of houses allocated throughout the Vale of White Horse area will apply greater pressure on the existing busy transport network. The assumption in relation to transport network improvements do not appear to be carefully considered and no specific mechanism for instigating enhancements identified for the period covered by the new Local Plan.

The scale and size of the housing allocation within the new Local Plan will permanently damage existing communities, swamps existing villages such as Harwell, encroaches on the protected AONB, concentrates housing on green field sites, does not support sustainable communities and is based on unsound employment assumptions. The housing allocation within the new Local Plan produces large housing estates for commuters to Oxford, Reading and London and does not adequately address local needs.

Q5 Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate 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 housing requirement figures in the new Local Plan are based on unsound assumptions not supported by national forecasts. Re-align the predicted employment growth figures for the period covered by the new Local Plan with national forecasts and adjust housing requirement for the Vale of White Horse accordingly.

Concentrate housing allocation around existing larger conurbations such as Didcot and Wantage / Grove and avoid swamping smaller communities and putting local amenities under greater pressure. Avoid allocating housing development sites within the AONB (with the exception of existing brown field sites). Produce a Local Plan that builds sustainable communities for the benefit of local communities and not large commuter housing estate and short term developers profit.

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.

Q6 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