Comment

Consultee	Mr Oliver Gardiner (756473)
Email Address	
Address	White Cottage, High Street Harwell Didcot OX11 0EX
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mr Oliver Gardiner
Comment ID	LPPub1027
Response Date	19/12/14 10:34
Consultation Point	Core Policy 15: Spatial Strategy for South East Vale Sub-Area (_View_)
Status	Submitted
Submission Type	Web
Version	0.2

Q1 Do you consider the Local Plan is Legally Compliant? Yes

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. West of Harwell

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? Yes

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 site template says

Access and highways:

Access can be taken from Grove Road but this and its junction with A4130 will need to be improved (Grove Road has a width restriction).

This statement totally under-estimates the difficulties of access to this site. Grove Road does indeed have a width restriction because it is a narrow road along its entire length.

Road widening will be needed for the entire length of the Grove Road between the village and the B4130 (1.25km).

In the 50 metres or so before its junction with Harwell High Street, Grove Road is constrained in width by listed buildings on each side, and is already too narrow for pedestrian access. A complete redesign of this junction will be needed to consider enhancements such as a one-way system or traffic lights.

These developments are expensive and do not appear to have been factored into the viability assessments for this site, hence rendering this allocation unsound.

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.

Remove the site allocation from the Plan, noting the same comments made with respect to the Harwell Campus east site, that the capacity of Valley Park allocation should be reviewed.

Or, if the site remains in the plan:

Appendix A, site templates, page 33.

Change

Access can be taken from Grove Road but this and its junction with A4130 will need to be improved (Grove Road has a width restriction).

To

*Access can be taken from Grove Road but this, **its junction at the Village High Street** and its junction with A4130 will need to be improved (Grove Road has a width **restriction and inadequate pedestrian provision, especially within the village**).*

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