

**From:** Eoin Garland [REDACTED]  
**To:** "planning.policy@whitehorsedc.gov.uk" <planning.policy@whitehorsedc.gov.uk>  
**Date:** 18/12/2014 16:18  
**Subject:** Comments on Local Plan

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Sir,

I have written to my MP about issues that may impact Grove and Wantage and he advise that I e-mail you:

Quote;

"Representations can also be made by email to planning.policy@whitehorsedc.gov.uk<mailto:planning.policy@whitehorsedc.gov.uk> headed "Comments on Local Plan".

The point I would like recorded is as follows:

Regarding the National Planning Policy Framework and the recent Select Committee inquiry by the Communities and Local Government Committee:

The whole plan for Wantage and Grove needs to be re-examined carefully and in respect of the Select Committee findings is now more out of context than ever.

Apropos of section 7 of the Select Committees findings;

7 Conclusion

"96. Our report has identified a number of issues with the operation of the NPPF: that it is not preventing unsustainable development; that it is leading to communities being subject to inappropriate and unwanted housing development; and that it is giving insufficient protection to England's town centres. These issues do not, however, point to the need to tear up or withdraw the NPPF; rather, they suggest a need to reinforce its provisions and ensure it does the job it was intended to do. We have suggested a number of changes that should be made, both to the NPPF itself and to the way it is applied. We trust that, collectively, they will reinforce the importance of sustainable development, increase the protection given to communities across the country, and build on the success of the NPPF to ensure it is a document in which everyone with an interest in the planning system can have confidence".

This really should now mean that Grove and Wantage may not now be subjected to the intense and large development and we may indeed experience slower, steadier more sustainable growth.

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The concentrated housing target we are facing have very little to do with any "objectively assessed" needs and do not seem to meet the new suggested weighting to "Sustainable development".

A clear case for that has been made in the past and seems to be upheld by the select committee findings. It seems prudent to reassess under the new National Planning Policy Framework guidelines.

For example; the 2500 Grove homes but no road improvements until 1500 houses are built is now quite of line with the Select Committee inquiry findings. Also the high housing density of the plan is not conducive to appropriate communal living (schools being asked to take in bulge years for example).

Most people I speak to in Grove and Wantage are worried about this plan.

A worried community is not conducive to the "confidence" in the planning system the select committee quite clearly and succinctly calls for.

I trust you will reconsider appropriately.

Yours etc,

[cid:image002.jpg@01D01ADE.26674B70]

Eoin Garland.

Eoin Garland.  
Training Manager.

(TAP certified professional).

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