



**Vale of White Horse Local Plan Part One:  
Strategic Sites and Policies**  
Publication Stage Representation Form

Ref:

(For official  
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk) no later than Friday 19 December 2014 by 4.30 pm precisely.

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

Mr

First Name

John

Last Name

Graham

Job Title

Proprietor/Nurseryman

(where relevant)

Organisation

Steventon Road Nurseries

(where relevant)

Address Line 1

Steventon Road

Line 2

East Hanney

Line 3

Wantage

Line 4

Oxfordshire

Post Code

OX12 0HS

Telephone Number

E-mail Address

(where relevant)

## 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?

Paragraph

Policy

Proposals Map

East Hanney Housing  
site allocation

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

No

4.(2) Sound (Positively Prepared,  
Effective and Justified)

Yes

No

4 (3) Complies with the Duty to co-  
operate

Yes

No

*Please mark as appropriate.*

5. 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 was selected after the consultation period for the draft Local Plan had closed this has reduced the time for local people to prepare a response & discuss alternative sites. This is why I feel that the proposal is non-compliant with the duty to cooperate.

The site selected and the site to the east of the A338 (this option is being kept open by the Planning authority) are both outside the village and development of either of them would be detrimental to the vale landscape as they lie in the view to the downs (an area of outstanding area of natural beauty) this is against core values of the Planning Authority. The NPPF only allows building in isolated rural areas under specific circumstances this is not one of those listed.

The site includes areas liable to flood. A large proportion of the village lies downstream from the site & this flooded in 2007 & 2014 as the frequency of these floods appears to be increasing as our climate is changing the assessment By the Planning Authority that the development will be neutral in terms of climate change & flooding is likely to be erroneous. This increased likelihood of flooding does not accord with the NPPF (para.s 100 & 103) Or Local Core Policy

Highways and Access: the proposal makes much of the consideration of the site due to it's proximity to Abingdon & the Science Park at Harwell. Both these lie to the east of the A338; selection of a site to the west of the road introduces another level of congestion on the A338 which would be reduced by selecting a site to the east. If the proposals had been positively prepared then surely a site/s closer to Abingdon & the Science Park would have been selected. The proposal does not accord with the NPPF as being the most appropriate strategy.

The Vale appraisal shows a 'major negative effect' in respect of cultural heritage & landscape. Therefore the proposal does not accord with para. 11 of the NPPF or the local core policy 39

6. 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 at 5 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 site selected & the site to the east of the A338 should be abandoned in favour of smaller sites within the village. If these are too small then consideration should be given to land to the north of the Steventon Road between the semi-detached houses on the edge of the village and Serendipity. This area would address concerns over flooding the village, degradation of the cultural heritage & landscape & may be more positive in terms of Highways & access. The landscape beyond the edge of the village to the north of the road has already been degraded visually by the installation of solar farms.

**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: ☐

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:



Date:

17/12/2014

