Comment

Consultee	Mrs Teresa Griffiths (871400)
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Address	High Corner Main Street Chilton OX11 0RZ
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mrs Teresa Griffiths
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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. N/A

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.

Chilton has been designated as a ?Smaller Village? and is defined as a village with a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs.?

Chilton has increased in size by ~80% with the completion of 275 new houses at Chilton Field by Autumn 2014. This is a substantial increase in housing for a ?Smaller Village?.

The proposal by the VWHDC to build a further 850 houses at the East Harwell Oxford Campus will place a further 425 houses in Chilton, bringing the total number of houses in Chilton to 365+275+425=1065. This represents a further 66% increase in the number of dwellings compared to the 625 houses that currently form Chilton village, and a circa300% increase in the number of houses compared to the original Chilton village with ~365 dwellings. Further to this, the position of the additional 275 houses in Chilton has been omitted from all maps in the Local Plan, and is therefore misleading in terms of housing provision within the AONB, and housing provision close to the Harwell Oxford Campus. It is important to note that these houses were built on a brownfield site that was priior to the development within the perimeter of the Harwell-Oxford Campus. Moreover, the failure to include the additional 275 houses on the strategic site maps makes it more difficult to assess the true extent of urban sprawl into the AONB, and must be considered in terms of the cumulative impact further developments may have on the sensitivity of the AONB and change its character forever Therefore, the plan to continually expand the smaller village of Chilton, within the legally protected landscape of the North Wessex Downs AONB, does not comply with Paragraph 4.7, making the plan 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 East Harwell Campus housing allocation for 850 houses, entirely within the North Wessex Downs AONB, and comply with recommendations that Smaller Villages, such as Chilton, should only be considered for development that is in keeping with local character, is proportionate in scale and meet local housing needs. In order to make the Local Plan sound and legally compliant with NPPF paragraphs115 and 116, and the CROW Act 2000, the following modifications are necessary:

1   Remove the entire allocation of 850 homes from the Harwell East Campus.
2   Remove the additional allocation of 150 homes from the North West Harwell Campus (eg reduce the number of houses from 550 to 400(including the 125 already given outline permission)).
3   Include provision of up to 400(including the 125 already given outline permission) new homes at the North West Harwell Campus, provided that all development is contained within the perimeter of the Harwell Oxford Campus and is controlled by the Harwell Oxford Campus.
4   Reallocate the 850 homes from the Harwell East Campus and the additional 150 houses from the North West Harwell Campus (1,000 houses in total) to other sites already identified by the Vale of White Horse, for example:

? (a) Valley Park (which has already been assessed as having additional capacity for up to a further 1,200 homes) ? (b) Didcot A (capacity for 425 houses), or ? (c) Land West of Steventon (capacity for 350 houses), or ? (d) Distributed throughout the West Vale in order to encourage and support economic growth and prosperity more equally across the district.

1   Or reduce the total SHMA allocation for the District by 1000 houses
2   Remove the North Wessex Downs AONB entirely from the Science Vale ?Ringfence? in order to protect it from future speculative development should the Science Vale fall behind in delivery of its housing targets.

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