

Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Hartwright (Messrs Hartwright)
Comment ID	LPPub3711
Response Date	22/01/15 17:43
Consultation Point	Core Policy 15: Spatial Strategy for South East Vale Sub-Area (View)
Status	Submitted
Submission Type	Email
Version	0.9
Files	Glanville- Highways & Transport Milton Heights.pdf ecoconsult ecology report Land adjacent to Milton Heights.pdf JPPC Item 10 1400 layout dec 2014.pdf Document11.pdf TVERC Biodiversity Report land at Milton Heights.pdf JPPC item 9 February 2014 draft allocation MH.pdf JPPC item 11 1400 red line dec 2014.pdf
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.

8 The overall objective of the plan is to provide new jobs and new homes and we do not seek to challenge the numbers set out for the Vale. Logically and for sound sustainability reasons- including the need to reduce travel by car- jobs and homes ought to happen near to each other. The overall objective therefore is to focus development in what is becoming known as Science Vale. Milton Heights is close to the geographic centre of this area and therefore in our view is suitable for further expansion, and expansion of the scale envisaged. In particular the area is not one of those which is identified in the NPPF as being one where development should be either limited or restrained, such as Green Belt or AONB. Indeed Milton Heights does not have any landscape or other special nationally recognised landscape designation. There are no particular heritage features such as listed buildings or Conservation Areas which might be affected by large scale development.

9 Any allocation will clearly need to fit in with the overall Plan, but in this case we seek only to comment on the suitability of the proposed allocation of land in Core Policy 15, for Site Name ?Milton Heights (Smaller Village)-400 dwellings?. We support the policy but these comments should not be taken as undermining another suggestion (see further down this letter) that there should be 1,400 homes on this site.

10 We consider that the Milton Heights site does fit in with the overall objective of focussed development in Science Vale; an area with many established jobs and where new jobs could quickly be grown to complement what exists at present to drive a sustainable local community.

11 In our view the site would deliver sustainable development; as required by the NPPF. A balancing exercise has to be carried out, but the benefits of developing this particular site would clearly outweigh any possible disadvantages, given the pressing need for additional housing to meet assessed 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.

(See attached letter.)

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?

Yes - I wish to participate at the oral examination

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.

Q7 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

in order to explain why the model advocated for 1400 homes will be better than others due to the special nature of the model.