

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 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	Dr	
First Name	Yuka	
Last Name	Kobayashi	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	79 Appleton Road	
Line 2	Cumnor	
Line 3		
Line 4		
Post Code	OX2 9QH	
Telephone Number		
E-mail Address		

Please Note: I would like to be notified about the submission of the plan to the Secretary of State, any recommendation resulting from an independent examination, and whether the local plan is adopted.

Part B – Please use a separate sheet for each representation

Name or Organisation: Yuka Kobayashi

3. To which part of the Local Plan does this representation relate?

Paragraph	The whole process of plan development and consultation	Policy	All of the Vale of White Horse Local Plan 2031 Part 1	Proposals Map	
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4. Do you consider the Local Plan is:

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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 local people have not been adequately involved and consulted in the process:

Inadequate liaison with Parish Councils, and inadequate time spans for consultation:

An example: In March 2014, The Vale dropped leaflets into Cumnor and in Wootton parishes, with a note to the Parishes instructing them to deliver them. Both Cumnor and Wootton Parish Councils have stated that they received no forewarning of this, and excessively short times to deliver them round their Parish before the consultation closure date. This is contrary to Para 5.8 on Page 13 of *The Statement of Community Involvement*, (www.whitehorsedc.gov.uk/sites/default/files/SCI%20ADOPTED%20DEC%2009%20FINAL.pdf).

An example of the lack of consultation. I live in an area where there was a plan to build 200 houses on stunningly beautiful green belt land. I received no notification of the existence of the Plan at the first consultation stage, last year. At the second consultation stage I received a small flier through my door near the end of March 2014. There was very little time to read the Plan and prepare a submission. Many others have had similar experiences.

The Vale's document, *Local Plan 2031 Part 1 How to Comment Guidance, Publication Version, Nov 2014* says, "Importantly, you need to be aware this consultation is more formal than in the previous stages of the plan development. Because of this, your comments should be on the proper form" This reads as an instruction - that submissions are required to be on the standard form. This is contrary to Para 5.9 on Page 13 of *The Statement of Community Involvement, adopted Dec 2009*, which states

that, "The council will accept written representations via its electronic consultation system, by post, e-mail or fax, either on a standard form produced for the purpose or by letter (including written reports). Those making representations will be encouraged to use the standard forms although all written comments, however received, will be accepted". Many people, believing they have to use the standard form which is difficult to understand and very off-putting, will not submit their views to the Inspector.

For the above reasons, I believe the Plan is *not legally compliant*.

The report to the Council about the consultation process ignores important procedural and policy challenges, and seriously understates opposition to the proposals, voiced both in the several thousand written comments received, and at the public meetings convened to discuss the plan.

I therefore believe the Plan has *not been positively prepared and is unsound.*

We would like to object to this proposal on the further following grounds:

- Loss of privacy
- Loss of light

Our property which borders directly on the proposed development area will suffer both from lack of privacy and loss of light.

- Car parking

The addition of 200+ cars to Cumnor will further complicated the already difficult parking situation in the village.

- Traffic generation

Given the character of the roads in Cumnor which are especially narrow village roads it is unclear they could be integrated into an improvement of the A420 corridor. The shape of Appleton Road which includes a set of tight curves with limited visibility is not suitable for further development and additional traffic.

- Noise and disturbance

The section of Appleton Road bordering the proposed development area is prone to seasonal heavy flooding. Further use of this road would exacerbate the already existing traffic problems in Cumnor.

- Character of the area

Building the proposed number of 200 homes on the proposed area as described in the key objectives will lead to an extremely dense development which is going to adversely affect the historic character of Cumnor (see National Planning Policy Framework paragraph 80, point 4). The necessity of felling the trees bordering Appleton Road in the course of the development will be detrimental to the biological diversity of the area. The current facilities of the village (pubs, playgrounds, schools, assembly halls) would prove insufficient should another 200 homes be added.

- Green Belt

The development will result in harm to the open character and openness of the greenbelt.

- Conservation Area

The proposed development is too dense for one bordering directly on a conservation area. Building in such density will raise greenhouse gas emissions which is inconsistent with the priorities of the NPPE.

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.

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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?

X

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 Dec 2014