

Comment

Consultee	Mr Ashley Poyton (871676)
Email Address	[REDACTED]
Address	21 Mattock Way Abingdon-on-Thames OX14 2PD
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mr Ashley Poyton
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Q1 Do you consider the Local Plan is Legally Compliant? No

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? No

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.

North Wess ex Downs

The Vale's uncritical acceptance of the SHMA figures as targets has already led to inappropriate allocation of sites within the Green Belt and the North Wessex Downs Area of Outstanding Natural

Beauty (AoNB). The plan has identified two sites in this AoNB for a total of 1,400 houses, which is threatening to undermine the rural character of the Vale.

Green Belt

The plan completely ignores Government advice that 'protecting our precious green belt must be paramount' and that boundaries should be altered only in 'exceptional circumstances'. Previous plans have always said that protecting the Green Belt land is a priority and that extension of building northwards towards Lodge Hill should be 'resolutely avoided'. This has in the past been endorsed by Planning Inspectors, and this should be a significant consideration in the current Vale plan. The Council states that it does not want Abingdon and Radley to join up

The characteristics of the land in question have not been properly assessed. The land does in fact make a significant contribution to safeguarding the countryside from encroachment. The land to the east of Tilsley Park has high landscape value. Also, being on rising land, any building on it would have a large impact and affect the setting and special character of Abingdon.

The Vale have not recognised Blake's Oak Ancient Woodland immediately bordering the site to the West of the Oxford Road. The surrounding land is also valuable farmland. There are many footpaths and cyclepaths across it that are used for recreational purposes. There is a diversity of wildlife including skylarks and the open aspect is a key criterion for the preservation of Green Belt.

The Vale's case for building on the Green Belt in the North of Abingdon is not sound. Unmet housing need is not an exceptional circumstance to justify taking land out of the Green Belt.

SUMMARY

I would like the Inspector to strike from the Local Plan any development the North West Downs AoNB, and also to remove the allocation of housing outside the existing Green Belts, particularly where there is already very little land separating the towns from the villages as it is.

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.

Improvements to infrastructure are made before the development of houses -eg four way A34 access at North Abingdon

The council listen to the advice given to them in the development report to not build on top quality agricultural land and retain the Green Belt area between Abingdon (the oldest populated town in the country) and Oxford.

There is an argument for building on land to the West of the Tilsey Park, Abingdon. Any such development will be bordered by the A34, therefore this would form a natural boundary for the housing, but I cannot see that this housing stock would be desirable to the potential buyer as this is a busy route and there would be noise issues, such as those encountered in Botley (West Oxford) where there are special walls installed to reduce the road noise for the local residents.

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