

Local Plan 2031 Part 2

Publication Version
Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse
Local Plan 2031 Part 2

Please return by 5pm on Wednesday 22 November 2017 to: Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email planning.policy@whitehorsedc.gov.uk

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.

Title		Mr
First Name		Peter
Last Name		Frampton
Job Title (where relevant)		Director
Organisation representing (where relevant)	Summix (Chilton) Development LLP	Frampton Town Planning Ltd
Address Line 1	c/o Framptons	42 North Bar
Address Line 2		
Address Line 3		
Postal Town		Banbury
Post Code		OX16 0TH
Telephone Number		01295 672310
Email Address		peter.frampton@framptons- planning.com

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

Policy 4a

Policies Map

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant

Yes

No

4. (2) Sound

Yes

No

4. (3) Complies with the Duty to Cooperate

Yes

No

5. Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. 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 Cooperate, please also use this box to set out your comments.

See accompanying statement

(Continue on page 4 /expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matter you have identified at 5 above. (NB Please note that any non-compliance with the duty to cooperate 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.

Allocate the land edged red for 10 dwellings under CP15A.

(Continue on page 4 /expand box if necessary)

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:

The issues raised require the time to present information to the examination.

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

Signature:

Date:

22/11/2017

Sharing your personal details

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Publicity Period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the council and the Inspector and respondents and the Inspector.

Representations cannot be treated as confidential and will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment. All representations and related documents will be held by Vale of White Horse District Council for a period of 6 months after the Local Plan is adopted.

Would you like to hear from us in the future?

I would like to be kept informed about the progress of the Local Plan

☒

I would like to be added to the database to receive general planning updates

☒

Please do not contact me again

☐

Further comment: Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

Alternative formats of this form are available on request. Please contact our customer service team on 01235 422600 (Text phone users add 18001 before you dial) or email planning.policy@whitehorsedc.gov.uk

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VALE OF WHITE HORSE LOCAL PLAN 2031 PART 2

PUBLICATION VERSION OCTOBER 2017

REPRESENTATIONS ON BEHALF OF SUMMIX (CHILTON) DEVELOPMENT LLP

Introduction

- 1.1 This document has been prepared by Framptons Town Planning Ltd on behalf of Summix (Chilton) Development Limited with regards to Land at Lower Road, Chilton and relates to the Vale of White Horse Final Publication Version of the Local Plan 2011 Part 2, October 2017.

Local Plan Strategy

- 1.2 The Prime minister has stated in the Foreword to the published White Paper 'Fixing our Broken Housing Market' (February 2017) that a key feature of the comprehensive approach to remedy the failures in the housing market is to diversify the market, *'opening it up to smaller builders and those who embrace innovative and efficient methods'*.
- 1.3 A key failure of the housing market is stated as being its reliance upon a small number of 'big players'. The List of Proposals include:

*'making more land available for homes in the right places, by maximising the contribution from brownfield and surplus public land, regenerating estates, **releasing more small and medium-sized sites**' [emphasis added]*

- 1.4 The policy objective towards increasing the supply of small and medium-sized sites is articulated at paragraph 1.29, stating:

'Policies in plans should allow a good mix of sites to come forward for development, so that there is choice for consumers, places can grow in ways that are sustainable, and there are opportunities for a diverse construction sector. Small sites create particular opportunities for custom builders and smaller developers. They can also help to meet rural housing needs in ways that are sensitive to their setting while allowing villages to thrive.'

- 1.5 Sajid Javid in his recent statement in regard to the Housing Market (16 November 2017) set out that the Government will be *“providing hundreds of millions of pounds of finance for small and innovative builders to accelerate construction speeds.”* The Government remains keen to build more homes quickly, this was reiterated in the Autumn Budget 2017. It is essential that the housing market is open to smaller sites to ensure the quick delivery of housing.
- 1.6 The Local Plan Part 2 does not make any allocations within the South-East Vale which would be suited to small or medium-sized house builders. Policy 4a: ‘Meeting our Housing Needs’ of the Publication Version Local Plan proposes two allocations; North-West Grove (400 dwellings) and Harwell Campus (1,000 dwellings - if exceptional circumstances are justified for its release within AONB), both of which will require delivery via a major house builder. The Local Plan does not make an allowance for the delivery of smaller sites in line with the Government’s push to encourage such sites.
- 1.7 The strategy set out in the Local Plan is not justified as it does not accord with the Government’s commitment to pursuing smaller sites in order to ensure accelerated construction speeds. The plan in its current form is not sound. The strategy of the plan needs to be revised to allow for smaller sites to come forward and deliver quickly.

Proposals

- 1.8 Attached is an illustrative concept plan showing the provision of 10 detached dwellings adjoining the existing built up framework of Chilton. It is considered that this site may well be attractive to self-builders with a small house builder providing the required services and road infrastructure to enable individual plots to be sold.
- 1.9 The suggested allocation for Part 2 of the Local Plan is shown on the Promap plan.
- 1.10 The features of the concept plan may be summarised as follows:
- *Retains original site access point, majority of vegetation retained (notes 1 and 6);*
 - *Relates to existing settlement edge Relates to existing settlement edge and regains entire western paddock area (note 4);*

- *Respects site topography in particular drainage requirements at the lowest points (note 3), introducing a natural & green ribbon to the core of the development;*
- *Potential new access to this area is provided via the proposed informal lane (Note 7);*
- *Due to the low quantum, assumption that open space & play space requirements will be satisfied through off site contributions (subject to LPA agreement);*
- *Landscaped buffer provided along the eastern boundary to protect the visual amenity of the existing dwellings along Main Street (note details here important to avoid shadowing over existing gardens; and*
- *Potential pedestrian link shown connecting to the playing fields & Village Hall to the north (note 8).*

1.11 It is submitted that, in its local context, such an amount of new housing is not ‘*major development*’ within the meaning of paragraph 116 of The Framework. The proposal would represent an increase in population of just 2.75%. In the recent appeal decision (3153209) – against the refusal of planning permission for 40 dwellings on land at Lower Road, Chilton – the Inspector referred to examples of ‘*major development*’ (116) where proposals resulted in an increase of population over 4%. Other appeal decisions do not establish a precise benchmark for deciding whether a proposal amounts to ‘*major development*’. However, none of the appeal decisions referred to at the Inquiry indicated that scale of enlargement arising from 10 dwellings in the context of Chilton may be regarded as amounting to ‘*major development*’ in the AONB (116).

1.12 A housing development of 10 dwellings can be satisfactorily designed to harmonise with its local context. Indeed, while new development on a greenfield site necessarily brings about change to the immediate locality in which the site is situated, the form of development illustrated maintains a rural feel. The form of development would not be typical of the form of housing that may be anticipated on major urban extensions.

1.13 When considered against the provisions of the Framework 115, the Inspector concluded that the development (40 dwellings – on a site twice the size of the suggested allocation for the Part 2 Plan) would have a negligible impact on such long distance views from the Ridgeway

which is a principal feature within the AONB. The Inspector considered that the visual impact of the proposed development would be largely experienced in its local context (paragraph 23 of the appeal decision) – which the Inspector concluded to be the ‘*village itself*’.

Conclusions

- 1.14 By virtue of significantly reduced amount of housing that is proposed at Lower Road, Chilton, it is submitted that the site should be included within the Vale of White Horse Local Plan 2011 Part 2. The release of the land edged red from the AONB for 10 dwellings (amounting to 1.2 ha) would have very limited effect upon the AONB. This effect is considered to be outweighed by the importance to the housing market in providing a suitable site for small and medium-sized house builders, and a site which may well be suited to self-builders.
- 1.15 The Local Plan should insert the site edged red (see attached) at Lower Road, Chilton to Policy 4a: ‘Meeting our Housing Needs’ to ensure smaller sites are being brought forward, in line with the Government’s recent statements to deliver quickly.
- 1.16 At present, the Publication Local Plan is not sound. The strategy is not justified as it does not accord with the Government’s commitment to pursuing smaller sites in order to ensure accelerated construction speeds. The Local Planning Authority need to consider the Government’s commitment to delivering now. The strategy of the plan needs to be revised to allow for smaller sites to come forward and deliver quickly.

November 2017

Framptons Town Planning