



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	David
Last Name	Hutchison
Job Title (where relevant)	
Organisation representing (where relevant)	
Address Line 1	
Address Line 2	
Address Line 3	
Postal Town	
Post Code	
Telephone Number	
Email Address	

2. Agent's Details (if applicable)

Sharing your details: please see page 3

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

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.

To whom it may concern

I would like to comment that, in principle, I agree with the need for a new housing development at Dalton Barracks; and, the need to utilize this for the proposed 1,200 homes as part of the unmet housing need for Oxford. This should provide an appropriate brownfield site for development and as such makes total sense.

However, I have some major reservations about LPP2:

- The LPP2 wants to remove Shippon from the Oxford Green Belt (not required); and, much of the Dalton Barracks site to the north and west, i.e. the open spaces on the airfield. This is not an appropriate use of this land. This is especially true when this open, Green Belt land to the north and west of this site lies adjacent to the brownfield sites to the east of the Dalton Barrack site. Specifically, I question the huge amount of land that the Vale of the White Horse DC is proposing to take out of the Green Belt (200 hectares) within the Dalton Barracks site.

This is not proportional to the need for some 1,200 homes and there is absolutely no need to plan implicitly within this period for more homes in a future period. This goes beyond the requirements of the plan - and any future decisions should be based on the experience – not least with the adequacy of the supporting infrastructure which will be informed by experience within the plan period. Based on current experience, I am fearful that the infrastructure will face considerable and unmanageable strain

As a consequence, this would appear to be totally unnecessary and inappropriate and goes against Purpose 3 of the Oxford Green Belt which is designed to avoid any encroachment into the

countryside.

The issue of village coalescence is also important. Garden village principles suggest that this should not happen, but the Vale of the White Horse DC talks about this site as being a Garden Village exemplar standard.

Residents of Shippon, a small, historic village, do not want coalescence (as evidenced in a recent survey by the Parish Council, St. Helen Without). With comments from over 120 residents, 88% of these did not want coalescence of Shippon with the new development.

Any new Garden Village development on the Dalton Barracks site should be discrete and have its own footprint and identity. The land between the proposed 'Garden Village' development and Shippon should be protected.

I would also argue that the Vale of the White Horse DC has been far from transparent in how this development will emerge in such a large area vastly in excess of the need for 1200 houses. It talks about a comprehensive development framework, a site masterplan and the Supplementary Planning Document "when adopted", but there is no documentation to show where development will start, how many houses will initially be developed and the planned schedule for the remaining development of homes. It does not document planned infrastructure or the provision/siting of new facilities. We have to put blind faith in the ability of the District Council to deliver on this together with matching infrastructure.

I would like to see the Inspector challenge this and to ask for evidence from the Vale of the White Horse DC, i.e. to provide tangible plans that can be properly scrutinised.

The LPP2 (page 37) states that "Proposals for development at Dalton Barracks must demonstrate how they contribute towards a comprehensive approach to development". The Vale of the White Horse has not been able to present any comprehensive framework to local residents and this is troubling.

In conclusion, I trust that the Vale of the White Horse and the Inspector will look at these concerns and address them fully to the satisfaction of local residents.

I should add three points as part of general concern

There seems to be no appreciation of the strain on local infrastructure that this level of housing would present - specifically access via Barrow Road to the schools of St Helen's and St Katherine's, Larkmead and Abingdon - and access to the A34 via the Marcham interchange. The entire SMAR seems to have been informed by a view that the housing requirement is to support growth in Oxford when the reality is that the growth is in the Didcot Reading corridor - stimulated by Crossrail. Locating housing near Abingdon simply places extra strain on the A34 which is already struggling to cope with current volumes. Future development should be targeted to reflect this trend - which is another reason that decisions on building beyond 1200 houses should be deferred beyond the horizon of LPP2

Concerns have been expressed about air quality in Marcham. We have every reason to believe that given the consistent tail backs in the morning at the intersection between Barrow Road and Farringdon Road in Shippon that this factor is a real health constraint on the development of Dalton Barracks.

(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.

(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:

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?

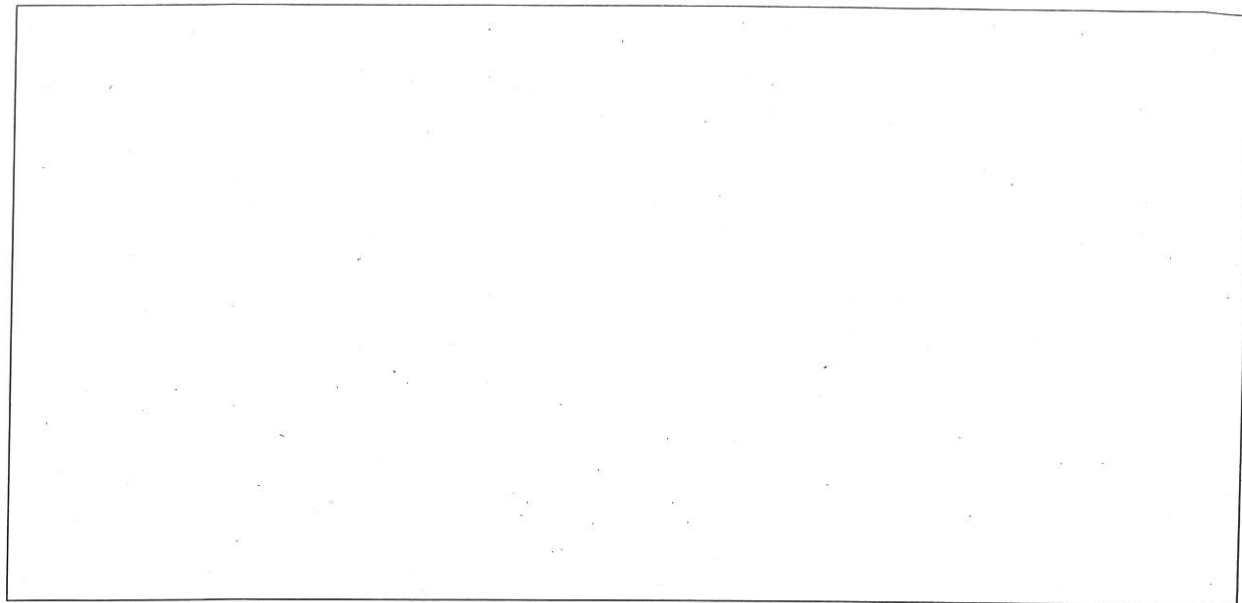
I would like to be kept informed about the progress of the Local Plan

☒

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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