

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.

2. Agent's Details (if applicable)

Title

First Name

Last Name

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

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

15a & b

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) Compiles 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.

The Inspector's report for LLP1 concluded that the two proposed housing development sites next to Harwell Campus and within the AONB totalling 1400 dwellings were unsound and recommended they be deleted from the Local Plan, quoting it *"would be a major development which the NPPF indicates should be refused in an AONB other than in exceptional circumstances and where it can be demonstrated it is in the public interest."* This advice clearly hasn't been considered within the LLP2 proposal.

The inspector also noted:

"In summary, the need for development of sites 12 and 13 for housing has not been demonstrated and, having regard to the potential for mitigation, it would be likely to cause some harm to the landscape of the AONB and the recreational opportunities it offers." and in relation to the planning applications that would be put forward for alike developments *"I consider it unlikely that the exceptional circumstances necessary to approve such an application would reasonably be considered to exist. Consequently, the plan's housing allocations on sites 12 and 13 are not soundly-based."*

So why has the vale gone ahead and included plans for 1400 new dwellings within the AONB again? This alone renders this particular section of the LLP2 unsound, and as far as I can tell, completely dismisses any duty to co-operate as they are not following the inspectors advice.

This particular part of the LLP2 is now proposed to be built on either side of the Icknield Way, which is thought to be the oldest road in Britain. It is absolutely crucial that such an important part of British history is thoroughly protected to the fullest extent. The development would also completely surround the southern and western borders of the small and unique community at North Drive, completely destroying the mixture of woodland and open green spaces that currently surrounds them and that has been

such an important aspect to the community for over 80 years when it was first created.

The Vale says *"It has been demonstrated that the proposed residential development at Harwell Campus would have limited impact on the landscape setting of the AONB and those limited impacts that have been identified are capable of being successfully mitigated."* (Para. 2.116). But, in the Hankinson duckett report it states *"Development of the proposed housing allocation would have some initial adverse effects, notably on the character of the land within the site to the north, land located to the immediate north of the site and from four public footpaths which have existing views of the site."* And also that *"There would be initial adverse effects on the recreational experiences of people using the Icknield Way, Hungerford Road and Winaway."* They then claim that these adverse effects would not be mitigated for 10-15 years, which is totally unacceptable for an AONB.

Commenting on the proposed development of housing within the northern part of the Campus, the Inspector says in his report that *"the development of housing within the northern part of the Harwell Campus' ... 'would be significantly less harmful to the landscape of the AONB than the development of site 13 and would, in part, have the benefit of recycling previously-developed land"*, he went on to say *"However, it would involve the development for housing of land recently designated as Enterprise Zone and would reduce the amount of employment land available at the campus."*

There is no justification that the vast amount of housing and its location within the Harwell Campus is actually needed or important enough to meet the NPPF tests – in particular: of exceptional circumstances and public interest – to be able to overcome the national planning policy requirement that Major developments should not be permitted within an AONB.

I would also like to challenge the campus' ethos of trying to create a work/live/play community as being a major part for the proposal. I cannot find any solid evidence that this is what current or future employees want or require, nor can I find any evidence of how the figure of 1400 required dwellings was actually reached. The vale has been incredibly vague, when directly questioned, with their answers regarding exactly what type of accommodation would be built and what % would be for private sale on the open market once completed. There is nothing within LLP2 to stop the campus applying for a huge number of dwellings to be built on the basis that they will be used for employees of the campus, for them to then change their minds further down the line and offer them for sale, thus turning this whole project into one huge money making exercise for the campus.

Taking all of these points into consideration, I object to any development whatsoever taking place north of the Icknield Way and I object to any development at the currently proposed levels taking place south of the Icknield way. I would be willing to accept some limited development to replace areas that are already built upon so long as it is done sympathetically to the area to be developed and at a much lower density than currently proposed.

(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.

I would recommend that the only acceptable modification would be to remove the proposed sites at Harwell Campus entirely from LLP2 in it's current form

(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?

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 hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:

Steve Brock

Date:

21st Nov 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

Please return this form 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