



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 Kelleher Mr KcKenna

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

2. Agent's Details (if applicable)

Mr

Iain

Summerfield

Town Planner

West Waddy ADP

The Malthouse

60 East St Helen Street

Abingdon

OX14 5EB

01235523139

i.summerfield@westwaddy-
adp.co.uk

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

12a

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.

Not Sound, Green Belt very special circumstances not evidenced. Please refer to Letter of Representation

(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.

Suggestion in Letter of Representation is to use/improve Sunningwell Road rather than safeguard undeveloped Green Belt land for transport route.

(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:

21.11.17

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 the Inspector and

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.**

Re: Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites – Publication Version Publicity Period – Land at Thames Barn, Sunningwell.

On behalf of our clients, Mr Kelleher and Mr McKenna, I write to you as part of the consultation period relevant to the Publication Version of the 'Vale of White Horse District Council Local Plan 2031 Part 2: Detailed Policies and Additional Sites'.

It has come to our attention in this Publication Version that there are 'Land Safeguarding for Future Transport Schemes' policies which may affect our clients' land. This is connected to Policy 12a of the LP2031 Part 2 as currently proposed.

I refer you to Page 32 of the Appendices of the Local Plan Part 2 Publication Version (Repeated in Appendix A and B below). This is land suggested for safeguarding for Lodge Hill Park and Ride, upgraded slips and bus/cycle link to Dalton Barracks.

Protecting Residential Amenity

The red hatched area crosses my clients' land and it is my intention to point this out. You may not have been aware that Prior Approval has been granted for the conversion of an agricultural barn to form 2 dwellinghouses at Thames Barn, Sunningwell (Reference: P17/V1740/PAR). The location of this is shown in Appendix C. For your benefit we have annotated the Page 32 diagram and attached it to this document.

As can be seen the suggested route crosses the driveway and close to that which will shortly be residential dwellings.

There is limited evidence provided for the justification and design of this particular safeguarded land and its potential future use. However, we express the view that the safeguarding plan should be updated to take into account the presence of residential properties at Thames Barn and to ensure residential amenity is protected. In our view, the safeguarded land should be moved further away (west) on this basis.

Green Belt

It is highly pertinent that the area of Land Safeguarding on Page 32 is within the Green Belt. The National Planning Policy Framework identifies that there is great importance to the Green Belt designation. Its fundamental aim is to prevent urban sprawl and keep land permanently open. This is outlined in the NPPF at Paragraphs 79 to 92. In particular, we request from the Council how development on land safeguarded would meet the test set out in Paragraph 89 (NPPF).

The Plan provided at Page 32 identifies 2 routes south of Sunningwell that would connect into Wootton Road/Whitecross. The southern-most route appears to ignore the existence of Sunningwell Road.

Development of a transportation route here would be highly inappropriate owing to the readily available route identified nearby. It would be far more cost, time and policy appropriate to improve the Sunningwell Road, as shown by way of suggestion in Appendix B of this letter, than to run a new route across open countryside in a Green Belt designated location.

In this respect very special circumstances have not been demonstrated that would warrant the inclusion of a public transport route within the Oxford Green Belt.

We therefore formally submit representation to Vale of White Horse District Council Officers to consider a) the use of the existing Sunningwell Road which runs between Sunningwell and Wootton Road, rather than forming a new route for transportation, and b) if not, then to move the land safeguarding and therefore any subsequent development further away from our clients' property to ensure that residential amenity is protected.

Summary

We would welcome your confirmation that this letter of representation to the Vale of White Horse District Council Local Plan 2031 Part 2 Publication Version has been received.

If you have any questions or wish to form dialogue with me on the matters outlined, please do contact me on the contact details provided.

Yours faithfully

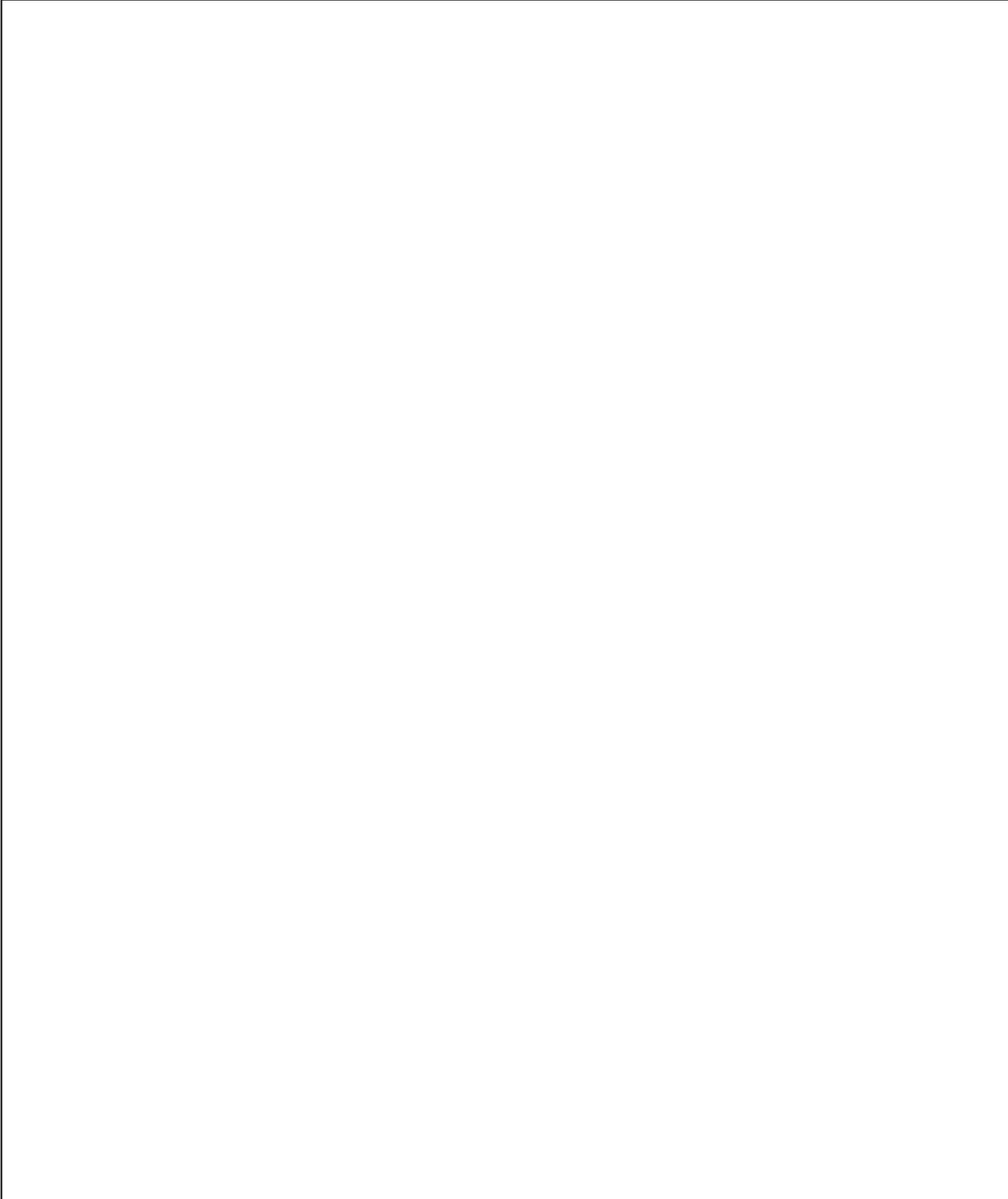
Iain Summerfield BA(Hons), MSc, MRTPI

Town Planner
West Waddy ADP

*Appendix A – Page 32 of Vale of White Horse LP 2031 Part 2 Publication
Version Appendices*

Appendix B – Annotated Page 32 by WWADP/Mr Kelleher/Mr McKenna

*Appendix C – Location of Residential Development Granted/Being
Implemented*



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



617_06_IRS
21 November 2017

The Malthouse
60 East St. Helen Street
Abingdon
Oxfordshire
OX14 5EB

Planning Department
Vale of White Horse District Council
135 Eastern Avenue
Milton
Milton Park
OX14 4SB
Sent by email only

01235 523139

enquiries@westwaddy-adp.co.uk
www.westwaddy-adp.co.uk

Dear Sir/Madam,

Re: Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites – Publication Version Publicity Period – Land at Thames Barn, Sunningwell.

On behalf of our clients, Mr Kelleher and Mr McKenna, I write to you as part of the consultation period relevant to the Publication Version of the 'Vale of White Horse District Council Local Plan 2031 Part 2: Detailed Policies and Additional Sites'.

It has come to our attention in this Publication Version that there are 'Land Safeguarding for Future Transport Schemes' policies which may affect our clients' land. This is connected to Policy 12a of the LP2031 Part 2 as currently proposed.

I refer you to Page 32 of the Appendices of the Local Plan Part 2 Publication Version (Repeated in Appendix A and B below). This is land suggested for safeguarding for Lodge Hill Park and Ride, upgraded slips and bus/cycle link to Dalton Barracks.

Protecting Residential Amenity

The red hatched area crosses my clients' land and it is my intention to point this out. You may not have been aware that Prior Approval has been granted for the conversion of an agricultural barn to form 2 dwellinghouses at Thames Barn, Sunningwell (Reference: P17/V1740/PAR). The location of this is shown in Appendix C. For your benefit we have annotated the Page 32 diagram and attached it to this document.

As can be seen the suggested route crosses the driveway and close to that which will shortly be residential dwellings.

There is limited evidence provided for the justification and design of this particular safeguarded land and its potential future use. However, we express the view that the safeguarding plan should be updated to take into account the presence of residential properties at Thames Barn and to ensure residential amenity is protected. In our view, the safeguarded land should be moved further away (west) on this basis.

Green Belt

It is highly pertinent that the area of Land Safeguarding on Page 32 is within the Green Belt. The National Planning Policy Framework identifies that there is great importance to the Green Belt

ARCHITECTURE · TOWN PLANNING · URBAN DESIGN · DEVELOPMENT CONSULTANCY · PROJECT MANAGEMENT · MASTERPLANNING



West Waddy ADP is the trading name of West Waddy ADP LLP a Limited Liability Partnership. Registered office: The Malthouse 60 East St Helen Street Abingdon OX14 5EB. Registered in England and Wales No. OC 389612

PARTNERS PHILIP WADDY BA(HONS) DIP ARCH(OXFORD) RIBA FRSA AABC
JOHN ASHTON DIP TP(OXFORD) MRTPI
STEPHEN SIMKINS BA(HONS) DIP ARCH(OXFORD) DIP UD RIBA
ALAN DIVALL BA(HONS) MRTPI
ASSOCIATES HANNAH SMART BA DIP (HONS) DIP ARCH
MICHAEL GRAY BA (HONS) DIP ARCH MSC RIBA



designation. Its fundamental aim is to prevent urban sprawl and keep land permanently open. This is outlined in the NPPF at Paragraphs 79 to 92. In particular, we request from the Council how development on land safeguarded would meet the test set out in Paragraph 89 (NPPF).

The Plan provided at Page 32 identifies 2 routes south of Sunningwell that would connect into Wootton Road/Whitecross. The southern-most route appears to ignore the existence of Sunningwell Road.

Development of a transportation route here would be highly inappropriate owing to the readily available route identified nearby. It would be far more cost, time and policy appropriate to improve the Sunningwell Road, as shown by way of suggestion in Appendix B of this letter, than to run a new route across open countryside in a Green Belt designated location.

In this respect very special circumstances have not been demonstrated that would warrant the inclusion of a public transport route within the Oxford Green Belt.

We therefore formally submit representation to Vale of White Horse District Council Officers to consider a) the use of the existing Sunningwell Road which runs between Sunningwell and Wootton Road, rather than forming a new route for transportation, and b) if not, then to move the land safeguarding and therefore any subsequent development further away from our clients' property to ensure that residential amenity is protected.

Summary

We would welcome your confirmation that this letter of representation to the Vale of White Horse District Council Local Plan 2031 Part 2 Publication Version has been received.

If you have any questions or wish to form dialogue with me on the matters outlined, please do contact me on the contact details provided.

Yours faithfully

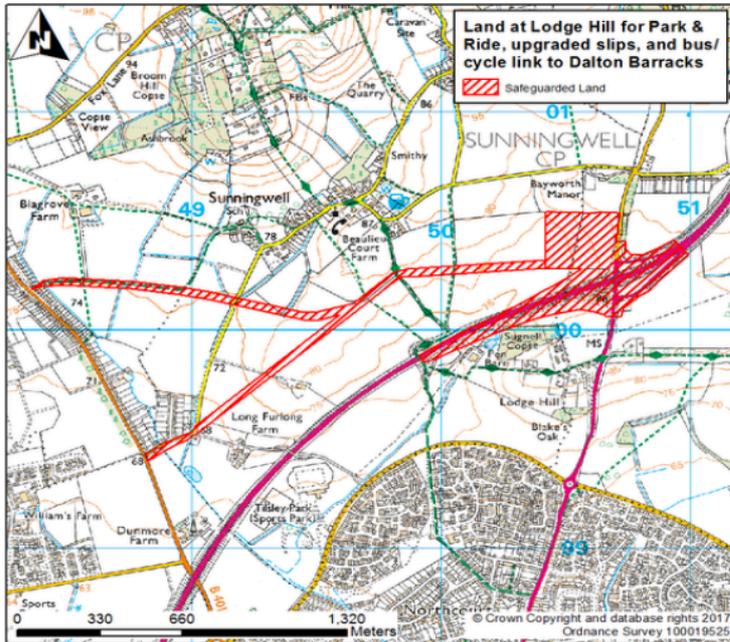
Iain Summerfield BA(Hons), MSc, MRTPI
Town Planner
West Waddy ADP

Appendix A – Page 32 of Vale of White Horse LP 2031 Part 2 Publication Version Appendices

Appendix B – Annotated Page 32 by WWADP/Mr Kelleher/Mr McKenna

Appendix C – Location of Residential Development Granted/Being Implemented

Appendix A
Page 32 of the Local Plan 2031 Part 2 Publication Version



Appendix B
Annotation from WWADP/Mr Kelleher/Mr McKenna

