



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

First Name

Last Name

Job Title (where relevant)

Organisation representing

Summix Limited and Pye Homes Ltd

(where relevant)

Address Line 1

c/o Framptons

Address Line 2

Address Line 3

Postal Town

Post Code

Telephone Number

Email Address

2. Agent's Details (if applicable)

Mr

Greg

Mitchell

Director

Frampton Town Planning Ltd

42 North Bar

Banbury

OX16 0TH

01295 672310

greg.mitchell@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

2.132

Policy

Policy 18a

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.

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.

See accompanying statement

(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:

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 LIMITED AND PYE HOMES LIMITED

1.1 This document has been prepared by Framptons Town Planning Ltd on behalf of Summix Limited and Pye Homes Ltd with regards to the proposed new settlement at Harrington and relates to the Final Publication Version of the Local Plan 2011 Part 2, October 2017.

1.2 We object to Policy 18a 'Safeguarding of Land for Strategic Highway Improvements within the South-East Vale Sub-Area' which sets out that land is safeguarded to support the delivery of a new Thames River Crossing between Culham and Didcot.

1.3 The supporting text to Core Policy 18a at paragraph 2.132, states:

"Ongoing work has identified a need to amend the area of land safeguarded for the Culham to Didcot Thames River Crossing (referred to in Local Plan 2031: Part 1 as 'a new strategic road connection between the A415 east of Abingdon-on-Thames and the A4130 north of Didcot'). On this basis, it is proposed that the safeguarded area is updated in accordance with Core Policy 18a: Safeguarding of Land for Transport Schemes in the South-East Vale Sub-Area."

1.4 The supporting text refers to ongoing work which has 'identified a need to amend the area of land safeguarded for the Culham to Didcot Thames River Crossing' and further 'on this basis, it is proposed that the safeguarded area is updated in accordance with Core Policy 18a'. Appendix B 'Land for Safeguarding for Future Transport Schemes – Maps' sets out the safeguarded area of land in which the Culham to Didcot Thames River Crossing would require. The proposed safeguarded land has not been accurately portrayed. The Local Planning Authority have failed to represent or properly consider the heritage constraints which need to be considered. Both potential route are subject to heritage constraints, these are set out below:

- The west route is constrained by a Scheduled Ancient Monument in the South Oxfordshire part of the safeguarded land.

- The east route is constrained by a Scheduled Ancient Monument north of the River Thames (South Oxfordshire District) and also a Scheduled Ancient Monument south of the River (Vale of White Horse District).

- 1.5 The fact that the potential routes of the Culham to Didcot Thames River Crossing are subject to heritage constraints puts into question the deliverability of the Thames River Crossing. We have serious concerns in regard to the proposed safeguarded areas of land and whether these could come forward in the short to medium term timescales, or if at all.
- 1.6 Notwithstanding the heritage issues associated with the safeguarded land, the Thames River Crossing would support a strategic allocation in the South Oxfordshire Local Plan 2033 at Culham for 3,500 dwellings, within the Oxfordshire Green Belt.
- 1.7 We believe there are no exceptional circumstance for the release of Green Belt land for either the strategic allocation at Culham or the safeguarded land for the Thames River Crossing in both the Vale of White Horse and South Oxfordshire. It is also the case that no exceptional circumstances have been demonstrated by South Oxfordshire. It is therefore considered the approach proposed by Vale of White Horse and South Oxfordshire is not sound.
- 1.8 With regard the Green Belt, paragraph 83 of the NPPF sets out *“Green Belt boundaries should only be altered in exceptional circumstances”*. The Government’s stance is, as expressed in national planning policy, to protect the Green Belt. This was reiterated by the Rt Hon Philip Hammond MP in the Autumn Budget (22 November 2017), who stated that the Government will be *“continuing the strong protection of our green belt.”*

Conclusions

- 1.9 The proposed land safeguarded for the Culham to Didcot Thames River Crossing is subject to major heritage constraints in the form of Scheduled Ancient Monuments. These have not been accurately portrayed or considered in the Vale of White Horse Local Plan Part 2 Publication Version.
- 1.10 The Thames River Crossing will support the strategic allocation at Culham as proposed by South Oxfordshire. The strategy proposed by South Oxfordshire to seek to release land for a

strategic allocation within the Green Belt is not considered sound, as no exceptional circumstances have been demonstrated.

- 1.11 Considering the above, we believe that the strategy proposed in this Publication Local Plan Part 2, to safeguard the land for the Thames River Crossing, is not sound.

November 2017

Framptons Town Planning