

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 | Miss | |
| First Name | Jo | |
| Last Name | Shugar | |
| 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

2.10-
2.116

Policy

15b
(&15a)

Policies Map

2.6

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 inspectors report on LLP1 said that major developments next to Harwell Campus were unsound and were recommended for deletion from the local plan. It stated that ‘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’.

It was made clear that the total of 1400 houses within the AONB “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”

I feel it is unlikely that such circumstances exist and so I feel plans for houses on sites 12 and 13 are not soundly based.

Strong objections for sites 12 and 13 were put forward in March 2015 under Core Policy 4 mainly due to density of the development which has been seen to be the largest housing development ever proposed within an AONB. In CPRE’s latest article ‘Beyond Betrayed’ they say that “our calculations showed that these schemes (brownfield AONB development) had been planned at a density of just 16 dwellings per hectare (dph). When brownfield sites are built out at a national average of 37 (dph) this constitutes an incredibly inefficient use of land- particularly in nationally important landscapes.” The plans propose about 60 dwellings per hectare which would compromise quality of life and are quite frankly ridiculous. They make the statement “attractive living Environment (paragraph 2.107-108) completely redundant.

We should use more cost effective land outside of AONB’s and think of the local public interest and that of the whole country.

(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.

The Plans are against the public's interest as shown by previous objections, and are not in the AONB/UK interest. It would also fail against the recommendations of the NPPF. The site with so much character, history and beauty does not lend itself to any development let alone such a densely packed housing estate.

"Attractive living Environment" should be removed due to the fact that the development will be so densely populated.

'The need for development of sites 12 and 13 have not been demonstrated and it would be likely to cause some harm to the landscape of the AONB and the recreational opportunities it offers.' This would be a more truthful statement to reflect the inspectors report.

I consider the modification necessary would be to completely remove this site for housing from the LPP2.

(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:

Jo Shugar

Date:

21/11/2017

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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