

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	Mrs	
First Name	Claire	
Last Name	Flint	
Job Title (where relevant)	Director	
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: Claire Flint

3. To which part of the Local Plan does this representation relate?

Paragraph

2.48

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) 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 plan requires that the effects on air pollution be investigated to ensure that land is safe for the required use. Such an investigation has shown that air quality is already at dangerous levels, and Marcham is thus designated an area of air quality management area. The plan proposes that the impact of the increase in air pollution the AQMC will be minimal. This is assertion is not evidence based and is unlikely to be correct. At local consultation when supporting evidence for this assertion was requested it became clear that no analysis has been done. The proposed development is unsound on the basis that it does not conform with stated policy on sustainability.
- The proposed development would increase traffic on the already choked A 415. The plan proposes an assumption that the additional traffic will predominantly travel away from Marcham. This presumption is spurious. For large parts of the day the queue to get into Marcham extends past the point of the proposed development. New traffic would be prevented from both entering and leaving the site and will further aggravate access to Marcham. The proposed development is unsound on the basis that it does not take into account the realistic effect on traffic flows.
- Proposed developments should respect listed buildings. The proposed development is immediately opposite the curtilage of a grade 2 star listed building. No account has been taken of protecting the environment and access to this building.
- Proposed developments should take into consideration required infrastructure improvements. Thames Water have questioned whether the existing network is capable of withstanding any further development in Marcham. Having broken down completely on several occasions in the recent past, this represents a threat to human health. The plan states that required upgrades can be put in place. This is not the case. The pumping station for foul water can only be accessed through Hyde Farm. No remedial or improvement work can be undertaken whilst maintaining access to this property. The proposed development is unsound in that there cannot be a credible plan to improve infrastructure.

(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 air quality effects of the local plan in the AQMC area of Marcham must be properly evidenced to show that it conforms with the stated policy on sustainability. If pollution levels are detrimental to human health and well being, the 90 houses proposed for Marcham should not be built so as to reduce pollution in the AQMC
- A proper, evidenced traffic plan for Marcham prepared by an acknowledged expert must be made with clear assumptions regarding traffic flow from any proposed new housing across the wider Vale area and effects on the AQMC being evidenced. If this demonstrates that the existing infrastructure is not suitable, the 90 houses proposed for Marcham and other developments nearby should be removed from the plan
- Evidence should be provided to show that the effects of the proposed housing development on the curtilage of the two star listed building have been considered and are not detrimental. If they are, the 90 houses proposed for Marcham should not be built
- If upgrades to the water pumping arrangements cannot be made ahead of any new building, and without maintaining access to Hyde Farm house and nursery, the further 90 houses proposed for Marcham should not be built to reduce the threat to human health and avoid blocking access

(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 planning officer was unable to give any satisfactory evidence regarding the points above when I attended the local planning consultation meeting. The matters are serious, with at least two affecting human health and well being and need to be interrogated properly by residents who will be affected.

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:

C L Flint

Date:

17.11.17

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 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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