

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	MR	
First Name	YOSHI	
Last Name	NISHIO	
Job Title (where relevant)		
Organisation representing (where relevant)	(Individual)	
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 Part 2

Policies Map

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant

Yes

No x

4. (2) Sound

Yes

No x

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.

There are a number of inconsistencies between Local Plan Part 1 (LPP1) and Part 2 (LPP2):

1. Additional sites proposed in LPP2 appear to undermine the spirit of LPP1 and the very policies established when it was adopted, contradicting the Spatial Strategy set out in LPP1.

As an example: Shippon is categorised as a “smaller village” within Core Policy 3 of LPP1, which is qualified as “where any development should be modest and proportionate in scale and primarily be to meet local needs”. Fyfield is not classified at all being considered to form part of the ‘open countryside’ that Core Policy 44 deems inappropriate for development. And yet 600 new homes are scheduled to be built within the parish of Fyfield, and 1,200 immediately adjacent to Shippon, a development that would also envelop some of the ‘green belt’ in the vicinity of the village.

As a resident of Kingstone Winslow/Ashbury, I am particularly concerned about the imposition of such developments in our community. The HELAA Evidence Base identifies a potential site [Site Ref: ASHB01] as being suitable for as many as 127 new dwellings. Such a number equates to over 50% of the current number of dwellings in the entire parish, and would represent a total contradiction of what is deemed appropriate for such a small village in Core Policy 3 of LPP1.

2. No traffic mitigation plan

Commuter traffic from the proposed developments would feed onto trunk roads that are already heavily congested. At the LPP2 briefing held on 18th September, the district's representatives accepted that any improvements that may be made to these roads would lag behind development of the actual sites and, at best, would on completion only revert to the status quo.

3. Bias towards developing open countryside instead of building on brownfield sites

At the LPP2 briefing the district's representatives stated that one reason for further sites being proposed was because the City of Oxford had chosen not to utilise existing 'brown field' sites. That such an approach is considered acceptable when the consequence is that the county's small villages & green belt are destroyed suggests an unacceptable disregard for the impact on the rural communities affected, and by extension that residents in these communities are of lesser importance than their urban counterparts.

4. LPP2 sites surplus to requirement

The publication of the Department of Communities & Local Government's [DCLG] consultation on "Planning for the right homes in the right places" proposes a significant reduction in the required number of new dwellings within the VWHDC area. If adopted, LPP2 is completely redundant.

These contradictions between the spirit of LPP1 & the very purpose of LPP2 should be sufficient for the examiner to question the credibility of the district planners' proposals, particularly given the existence of more appropriate brownfield sites within the city of Oxford. Given the recent publication of the DCLG's consultation document, as a minimum LPP2 should be referred back to the district planners for further consideration, rather than see developments such as those referred to above imposed inappropriately on rural communities.

For these reasons, I consider the Local Plan to be unsound and legally not compliant.

(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.

Eliminate all references to potential sites as appropriate for development if they are located in

Open Countryside (according to the definition of that term within the Local Plan).

(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: Yoshi Nishio (signed electronically)

Date: **21 November 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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