
From: Rachel pickles
Sent: 14 November 2017 20:32
To: Planning Policy Vale
Subject: Local Plan 2031 Part 2 representations
Attachments: VWHDC Local Plan - Cumnor Park & Ride Representation form_4 (1) - amended_1.docx

Dear Sir/Madam,

Please find attached my representations on the Vale Local Plan part 2. I would be grateful if you would kindly acknowledge receipt.

Regards
Stephen Pickles

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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Stephen"/>	<input type="text"/>
Last Name	<input type="text" value="Pickles"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation representing (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
Email Address	<input type="text"/>	<input type="text"/>

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

CP12A

Policies Map

Appendix B Land
safeguarded for
Cumnor Park &
Ride

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) Complies 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 Landscape Capacity Study (March 2017) by Hankinson Duckett Associates (p 77) describes the area where land is safeguarded for the Cumnor Park and Ride as consisting 'of an open and rural landscape, located within the Oxford Green Belt.' It states that the site 'forms a prominent part of the wider landscape,' and 'has few urban influences and no detractors.' It states that gaps in the hedgerow on the boundary 'afford open and panoramic views across the site,' and that there are also 'open views of the site from the bridleway that runs south east through the site.'

The assessment therefore concludes (p 77) that the overall landscape capacity for development of the site is as follows:

'Substantial sensitivity x Moderate value = Low landscape capacity'

The Council's Topic Paper 2 Site Selection Appendix B describes this site as highly sensitive in landscape terms and states that 'The site contributes to the overall aims and purposes of the Oxford Green Belt and any development within the site would harm the integrity of the wider Oxford Green Belt.' As a result the Council has concluded that the site is unsuitable for housing. I agree with these assessments. In particular the land south of Cumnor Hill is very open and forms the foreground to attractive views of Hurst Hill and Boars Hill.

I therefore consider the proposal to reserve a large part of the site for Cumnor Park would have a very detrimental impact in landscape terms. Certainly if the Park and Ride is similar in design to the existing Park & Ride sites at Redbridge; Seacourt and Peartree, which are characterised by large areas of tarmac, lighting, signs and hundreds of parked cars, it would have a very detrimental impact on the landscape character of the sensitive site where it is proposed.

I therefore consider that another less sensitive location should be chosen for the Cumnor Park & Ride. There is no evidence that the Council has rigorously assessed alternative sites to ascertain that this is the most suitable site. The proposal is therefore not justified; is based on an inadequate evidence base and is therefore unsound. One potential alternative site would be for the Park & Ride to be located on the triangle of land between Oxford Rd and Cumnor Hill, which is less exposed than

the safeguarded site. Wherever the Cumnor Park & Ride is located it is essential that some criteria are introduced to policy 12a to ensure that the planning application, when it is received, can be assessed against the criteria. These criteria should among other things, seek to ensure that the proposal would not have a negative impact on the landscape.

A simple safeguarding policy such as that currently proposed is likely to result in a functional car park being created on a sensitive site to the lasting detriment of the visual amenity of this locality.

(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.

Another less sensitive location should be chosen for the Cumnor Park & Ride, as the current proposal is unjustified as it would have a very detrimental impact on the landscape and there is no evidence that the council has assessed potential alternative sites to establish that the preferred site is the most suitable location. One potential alternative site would be for the Park & Ride to be located on the triangle of land between Oxford Rd and Cumnor Hill, which is less exposed than the safeguarded site. Wherever, the Cumnor Park & Ride is located it is essential that some criteria are introduced to the policy to ensure that the planning application, when it is received, can be assessed against the criteria. These criteria should, among other things, seek to ensure that the proposal would not have a negative impact on the landscape and include:

- i) A requirement for a Landscape and Visual Impact Assessment to be undertaken;
- ii) Extensive tree and shrub planting around and within the car park to ensure that it will fit in with the local landscape, including a woodland belt around the edge.

Without such criteria the proposed park and ride would be unlikely to satisfy government advice in the National Planning Policy Framework that new development should be well designed and not have a detrimental impact on the environment.

(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:

Stephen Pickles

Date:

14.11.17

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

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