

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

Mr

First Name

George

Last Name

Edmonds-Brown

Job Title (where relevant)

Clerk

Organisation representing
(where relevant)

Wootton Parish Council

Address Line 1

4 The Willows

Address Line 2

Wootton

Address Line 3

Boars Hill

Postal Town

Oxford

Post Code

OX1 5LD

Telephone Number

01865 739419

Email Address

g.edmondsbrown@btinternet.com

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: Wootton (Abingdon) Parish Council

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

Paragraph

2.82/
2.75

Policy

4a

Policies Map

2.5

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.

Core Policy 4a

Wootton Parish Council recognises the objective in the Local Plan to provide 1,200 houses on the site of Dalton Barracks by 2031, but does not accept that it is necessary to remove land from the Green Belt to achieve this. Paragraph 2.75 proposes that the release of land at Dalton Barracks constitutes exceptional circumstances and that this justifies the removal of land from the Green Belt on and around Dalton Barracks, including the village of Shippon. As the housing target can be met by using previously developed land (core Policy 13; bullet point vii) these exceptional circumstances do not exist so the proposal to remove land from the Green Belt is not legally compliant.

The Garden Village principles require that Garden Villages are discrete settlements which should not coalesce with existing settlements. However, Core Policy 4a states that the small historic village of Shippon is to form an integrated and continuous settlement with the new developments. This is in direct conflict with the Garden Village principles making the proposal unsound.

Paragraph 2.82; Figure 2.5

Figure 2.5 shows that the bus and cycle route from the Garden Village to the Lodge Hill Park and Ride will traverse Whitecross which would involve taking land out of the Green Belt at Whitecross. This has already been deemed unacceptable which, following the consultation earlier this year, led to the correct decision to leave Whitecross in the Green Belt. It is also not clear how the proposed route will access the Garden Village. This makes the Plan unsound.

The route shown crosses fields which are the nesting grounds of skylarks. The skylark is fully protected under the Wildlife and Countryside Act 1981. It is an offence to kill injure or take an adult skylark or to take, damage or destroy an active nest or its contents. This makes the proposed route both illegal and unsound.

(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.

As the proposal to remove Shippon from the Green Belt is both not legally compliant and unsound it should be removed from the Plan and Shippon should remain in the Green Belt. The Local Plan needs to specify that Shippon will be retained as a discrete settlement and measures need to be taken to ensure that there is green space between Shippon and the Garden Village. This may be achieved by siting community facilities, which comprise a high proportion of green space, at the southern end of the developed area.

The Garden Village development will have a considerable impact on the existing infrastructure and the Plan will not be sound if this is not fully addressed.

The proposed cycle and bus route between the Garden Village to Lodge Hill Park and Ride needs to be re-routed to avoid taking land out of the Green Belt at Whitecross and affecting existing properties and to avoid disturbing the nesting grounds of skylarks.

(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

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:

Wootton Parish Council will need to participate in the oral examination if the detailed infrastructure proposals relating to the Garden Village do not satisfactorily protect the Parish from the impact of the development on the existing infrastructure.

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:

19/11/2017

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.**

Core Policy 4a; impact on the infrastructure.

Wootton Parish Council places considerable importance on the impact of the proposed development of a Garden Village on the Dalton Barracks site on the existing infrastructure. The following points, in particular, need to be addressed in the Plan –

1. The existing infrastructure supporting the Parish is already at full capacity. The B4017 through Wootton will not be able to cater for additional traffic resulting from the proposed development as well as the strategic site at Abingdon North West in the Local Plan Part 1. A number of other roads in the Parish will be affected including Fox Lane, Besselsleigh Road and Honeybottom Lane as these will be alternative routes to the main access roads from the Garden Village to the A34.

2. Improvements to the existing infrastructure must be phased in in advance of the development. This will be particularly important for the road network, but will also affect drainage, flooding and the bus service.

3. Construction traffic must not access the site via the B4017. The road is not wide enough for heavy traffic and is used by cyclists and children going to and from school; this poses a safety issue.

3. The No 4/4b bus service is the only service meeting the needs of Wootton residents and is only just adequate. It is essential that the need to introduce new services from the Garden Village to the Lodge Hill Park and Ride does not have a negative impact on the existing service which must retain at the very least the current frequency.

Core Policy 4a; deliverability

The timing of the availability of the operational area of the Dalton Barracks site may affect the deliverability of the 1,200 properties by 2031, although this may be catered for by using brownfield sections of the airfield. It is important, therefore, that any problems with deliverability are not addressed by removing any additional land from the Green Belt. The size of Oxford's unmet housing need is currently under discussion and, if there is any reduction in the VWHDC's share, any deliverability problems on the Dalton Barracks site should be given the first priority for any additional flexibility in the VWHDC housing allocations.

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