

Comment

Consultee	Mrs Jane Woolley (756168)
Email Address	
Address	Yew Tree Cottage High Street, Harwell Didcot OX11 0EQ
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mrs Jane Woolley
Comment ID	LPPub510
Response Date	16/12/14 19:26
Consultation Point	Core Policy 15: Spatial Strategy for South East Vale Sub-Area (View)
Status	Submitted
Submission Type	Web
Version	0.2

Q1 Do you consider the Local Plan is Legally Compliant? Yes

Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified) No

If your comment(s) relate to a specific site within a core policy please select this from the drop down list. N/A

If you think your comment relates to the DtC, this is about how we have worked with the Duty to Cooperate bodies (such as neighbouring planning authorities)

Q3 Do you consider the Local Plan complies with the Duty to Co-operate? Yes

Q4 Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. 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 co-operate, please also use this box to set out your comments.

The plan is not specific enough to ensure that the following aim set out in Section 5.57 will actually be delivered for Harwell village:

" The countryside and villages will have maintained their distinctive character The Larger Villages will have retained their separate identities..."

There is nothing which defines how maintenance of distinctive character and separate identity will be objectively assessed/assured.

Q5 Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate 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 only way of ensuring that the aim in Section 5.57 quoted above will ACTUALLY be delivered for Harwell village is to define on a map a specific area of farmland surrounding Harwell village on which development will not be permitted.

The east side of Harwell village is particularly vulnerable to coalescence with what will become Valley Park housing estate. That housing estate will be effectively an urban extension of Didcot. It is important for the avoidance of coalescence that a "green corridor" of farmland along each side of the B4493 road between the western edge of Great Western Park housing estate and the eastern edge of Harwell village is protected from development.

Under the plan, Harwell village is to be surrounded not only by Valley Park, but also by several other substantial housing developments in various directions. There are also going to be c.200 houses built within the village in addition those proposed in the plan due to unstoppable speculative housing developments. This means that it is important for an area to be drawn right around Harwell village on which development will not be permitted and not merely along its eastern edge.

This is the only way to truly safeguard a semblance of a separate identity and rural character for Harwell village. Otherwise the words in Section 5.57 of the plan are too open to subjective interpretation. As it stands, that interpretation would inevitably be in developers' rather than Harwell village residents' favour.

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.

Q6 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