



# Vale of White Horse Local Plan Part One: Strategic Sites and Policies

## Publication Stage Representation Form

Ref:

(For official  
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk) no later than Friday 19 December 2014 by 4.30 pm precisely.

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

Roger

Last Name

Smith

Job Title

Director

(where relevant)

Organisation

St John's College

Savills

(where relevant)

Address Line 1

St Giles

Wytham Court

Line 2

11 West Way

Line 3

Botley

Line 4

Oxford

Oxford

Post Code

OX1 3JP

OX2 0QL

Telephone Number

01865 277300

01865 269057

E-mail Address

[rasmith@savills.com](mailto:rasmith@savills.com)

(where relevant)



## 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

Core Policies 4 and 5

Proposals Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

No

4.(2) Sound (Positively Prepared, Effective and Justified)

Yes

No

X

4 (3) Complies with the Duty to co-operate

Yes

No

*Please mark as appropriate.*

5. 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 Local Plan is unsound as it allocates two strategic housing allocations in the AONB which is contrary to national planning policy guidance as set out in the NPPF.

(continue on a separate sheet/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 test you have identified at 5 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 two strategic housing allocations in the AONB adjoining Harwell Campus should be deleted, consistent with advice in the NPPF.

Land to replace such strategic allocations should be proposed including a strategic allocation on land east of Kingston Bagpuize and Southmoor for circa 500 dwellings in conjunction with an eastern bypass for the village which links the A420 and the A415.

Core Policy 5 should be deleted as the ring fencing of housing numbers is not justified. The Travel to Work Area associated with Vale of White Horse District includes a variety of settlements within and outside the District Council boundaries.

**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:

We are proposing a strategic housing allocation on land east of Kingston Bagpuize and Southmoor in conjunction with a new primary school, local centre and an eastern bypass for the village linking the A420 and the A415. The attached illustrative layout demonstrates how the site could be developed with capacity for circa 500 dwellings. The site is suitable and available.

This represents a contribution towards housing provision in the District as an alternative to the Local Plan allocations of land east of Harwell Campus for 850 dwellings and land north west of Harwell Campus for 550 dwellings, both of which are located in the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

The inclusion of such strategic housing allocations in the AONB is contrary to advice in the National Planning Policy Framework (NPPF)(Paragraphs 115 and 116). It is recommended that both strategic allocations in the AONB should be deleted.

The proposed strategic housing allocation adjoins the eastern boundary of an existing Local Plan allocation for 280 dwellings. The proposed strategic housing allocation provides an opportunity to secure significant planning benefits for the village such as a new primary school, a local centre with local shopping facilities and an eastern bypass for the village linking the A420 and the A415 to reduce the level of traffic in the village.

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:

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