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 Our Ref West Wantage Relief Road
 Your Ref
 Date 19th December 2014

Dear Sir/Madam,

Re: Representations by Stockham Properties (Oxon) Ltd to the Vale of White Horse Local Plan Part 1 – Submission Draft

Submitted in support of Core Policies 17 & 18 to Safeguard the Western Relief Road, seeking the allocation of 32 acres to assist in its delivery.

Stockham Properties (Oxon) Ltd “SP Ltd” has an interest in land west of Wantage north of the Challow Road, shown on the attached plan.

The provision of a Western relief road to Wantage would be a demonstrably beneficial improvements to the road network strategically and for the benefit of the people of the town. It is self-evidently desirable and it has been a long-term local aspiration. It is therefore to be welcomed that land is to be safeguarded for its delivery. This is a sound proposal the plan.

However there is no clear explicit mechanism for its delivery. Meanwhile there are various housing allocations in highly sensitive locations which do not deliver significant infrastructure benefits and that are in protected landscapes. It is anticipated that this plan will be considered unsound by many objectors concerned about the allocation of sites within greenbelt and the Area of Outstanding Natural Beauty. Such allocations should only be made exceptionally and when absolutely necessary, but it is evident that there are alternatives in less sensitive locations which can deliver housing in a sustainable and sound manner.

The 32 acres shown on the attached drawing is a potential allocation as an alternative to less sound less sustainable alternatives in protected landscapes. This site would also have the added benefit of assisting in the delivery of this important and desirable western relief road. This is a principle that has been embraced by the district in the past

for example in the allocation of Crab Hill to facilitate the delivery of the Eastern relief road.

SP Ltd therefore wishes to assert a willingness to work with the Council to provide a comprehensive scheme, perhaps including neighbouring land to the north, to facilitate in the delivery of the Western relief road.

The Inspector is therefore requested to enable a modification to the plan to identify the land shown on the attached plan as a housing allocation for at least 200 dwellings, in bringing forward this allocation SP Ltd would be pleased to work with the Council to consider a master-plan and delivery strategy in accordance with Core Policy 7.

Whereas the current plan is considered by SP Ltd to be unsound because of the unacceptably harmful allocations in sensitive locations under Core Policy 4, this matter can be rectified through a more sustainable allocation which assists in the delivery of important infrastructure as proposed in this submission.

National Planning Policy Framework

The National Planning Policy Framework is supportive of the delivery of infrastructure and a modification to identify the land in question here would be in accordance with paragraph 182: This allocation would be **Positive** and would secure this deliverable sustainable development in this location. The development of 32 acres as an urban extension to Wantage would be **Justified** by the demonstrable need set out within the Oxfordshire SHMA and the sustainable nature of this location. This allocation will be **Effective** and it would assist in the delivery of much-needed infrastructure. The proposal is **Consistent with National Policy** in comprising a sustainable development within an area with good links to nearby employment and facilities in Wantage.

Conclusions

SP Ltd fully supports the safeguarding of the route of the West Wantage relief road and seeks the allocation of 32 acres facilitate in its delivery. This would provide a sound alternative to the unsound and unacceptable housing allocations within the protected landscapes of the AONB and green belt.

Ken Dijksman MRTPI