



**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	Mrs	
First Name	Claire	
Last Name	Tyrrell-Williams	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	Farm Cottage	
Line 2	4a High Street	
Line 3	Cumnor	
Line 4	Oxford	
Post Code	OX2 9PE	
Telephone Number		
E-mail Address (where relevant)		

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## 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  Proposals Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text" value="X"/>
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes	<input type="text"/>	No	<input type="text" value="X"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text" value="X"/>

*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.

5 sites around Cumnor village are proposed for removal from the Green Belt without any explanation as to why this is necessary. This proposal to remove land from the Green Belt is unsound and not 'effective' as it is in contradiction with Government Policy:

1) Contradicts the NPPF

The National Planning Policy Framework clearly states that land should only be removed from the Green Belt in 'exceptional circumstances'. No exceptional circumstances have been identified. As recently as March of this year, Nick Boles re-firmed the government's position on this: *"We are re-affirming green Belt protection, noting that unmet housing need is unlikely to outweigh harm to the green Belt and other harm to constitute very special circumstances justifying inappropriate development"*

2) Contrary to the Council's own planning policy

The South Cumnor strategic site (numbers 6 and 24) has already been withdrawn from the Plan because of its unsuitability for housing, so why it is now being suggested for removal from the Green Belt?

Why are sites 4 and 5 now back in for removal? The Green Belt Review deemed them both as inappropriate as they lay within the Cumnor Conservation Area and therefore *"removing them from the Green Belt would serve no purpose"*

3) The principles of the Green Belt

Green Belt status was established for a very good reason, the key principles being:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

To remove the land in Cumnor from the Green Belt would go against all of these key principles. It would continue the urban sprawl, making us effectively a suburb of Oxford City, merging one into the other. The clear break between village and road would be removed (e.g. Site 3 runs aside the very busy A420). Cumnor sits in a Conservation Area and developing on this land would destroy the special and historic character of this area forever. Many buildings in the village are of historic significance (e.g. our house is a Grade 2 listed building), which would suffer damage from the increase traffic flow through the village as a consequence of any developments.

The close-knit nature of the community and people's quality of lives would also be destroyed and would be in contravention of EU Directives regarding Quality of Life. Development on these sites would double the size of the village overnight.

There would also be a significant negative environmental impact. The land around Cumnor provides important animal habitats, which would be lost forever. We own an old orchard (very rare in this day and age and therefore to be protected) which abuts site 24. Development of site 24 would negatively impact on this land and on the important biodiversity contained within this area.

In Cumnor there is also high grade farm land recommended for removal from green belt status. Development should happen on brown field sites and low grade agricultural land – not good quality farm land. What about our future food sustainability?

In sum, by removing Cumnor from Green Belt status risks the destruction of important animal habitats, of the unique character of the local area, of our green and pleasant land, of our close knit and cohesive community, of what makes Cumnor a special place to live. I am very saddened by the prospect of this – I do not want to see my local area destroyed in this way. My family are among the oldest residents of Cumnor village and I want my children to grow up here too, but we simply couldn't stay if there was large scale development in Cumnor on the scale suggested. To leave and be forced out in this way would fill me and the family with great sadness.

(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.

1)

1> Review the social, historical and environmental impact

**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?

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**No**, I do not wish to participate at the oral examination

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**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:

Coming from one of the oldest families of the village (my family have resided in this house since 1904 and in the village even longer) and as a land owner, I feel very passionately about the special character of this area and would like to present my views

**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:

Date:

14<sup>th</sup> December  
2014