

## Comment

Consultee	Mr Timothy Kapp (872461)
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Event Name	Vale of White Horse Local Plan 2031
Comment by	Mr Timothy Kapp
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**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 the Neighbourhood Planning Forum)

**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 use this box to set out your comments.**

Comments submitted duplicate those made by Chilton AONB Action Group, put forward by Pamela Dothie (ID: 871871)  
Rowstock:

The Local Plan Part 2031 Part 1 Strategic Sites and Policies Housing Delivery Update Supporting Paper Appendix A (http://www.whitehorsedc.gov.uk/sotes/default/files/supporting%20paper%20-%20appendix%205%20-%20Site%20information) states, with regards to Rowstock:

"Sustainability Appraisal: No significant negative effects identified. Significant positive effects identified against two Strategic Sites.  
Whilst the site has been identified as having a total capacity for 1,250 houses, 515 are recommended on landscape grounds."

"Transport: located in the heart of the Science Vale Oxford. Development would contribute through financial contribution to transport measures. Well related to employment centres".

However, the reasons for not developing this sites are quoted as "This site is not considered appropriate due to issues of lack of existing services and facilities to enable sustainable development during the early phases".

These arguments are particularly weak, it is not obvious what the issues of coalescence are, as there are no neighbours near the site for Rowstock to coalescence with. Indeed, by taking recommended 515 dwellings at the eastern part of the site Rowstock has a shop and a petrol station, and a farm shop a short walk up the A4185, and therefore does not have any issues at Rowstock, but the provision of 515 houses at the site would enable Rowstock to have its own school and therefore

Given that Chilton Primary School is already over capacity and struggling to cope with the demands of its recent 800 pupils, the Harwell Oxford Campus have no access to schooling provision and require a new primary school to be built. Given the proximity of the Harwell Oxford Campus to access primary school places at East Hendred, Harwell, Milton Heights and Steventon in the short term, this site is any less disadvantaged than the Harwell Oxford Campus in terms of access to schools in the short term.

**Q5 Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound in relation to the above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is in itself a breach of the duty to co-operate. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you also provide the wording of any policy or text. Please be as precise as possible.**

In order to make the Local Plan sound and legally compliant, and protect the North Wessex Downs AONB, the following modifications are proposed:

- \* Remove the entire allocation of 850 homes from the Harwell East Campus
- \* Remove the additional allocation of 150 homes from the North West Harwell Campus (e.g. reduce the number of homes to the given outline permission).
- \* Include provision of up to 400 new homes (including the 125 already given outline permission) at the North West Harwell Campus, provided that all development is contained within the perimeter of the Harwell Oxford Campus and is controlled by the Harwell Oxford Campus
- \* Reallocate the 850 homes from the Harwell East Campus and the additional 150 homes from the North West Harwell Campus (1,000 houses in total) to other sites already identified by the Vale of White Horse, for example:
  - a) Valley Park (which has already been assessed as having additional capacity for up to a further 1,200 homes)
  - b) Didcot A (capacity for 425 houses), or
  - c) Rowstock (capacity for 515 houses), or
  - d) Land West of Steventon (capacity for 350 houses), or
  - e) Distributed throughout the West Vale in order to encourage and support economic growth and prosperity more evenly across the SHMA allocation for the district by 1,000
- \* Remove the North Wessex Downs AONB entirely from the Science Vale "ring fence" in order to protect it from future housing targets. The Science Vale will not fall behind in delivery of its housing targets.