



**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 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

Robert

Last Name

Garrett

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

11 Rose Avenue

Line 2

Abingdon

Line 3

Oxfordshire

Line 4

Post Code

OX14 1XX

Telephone Number

01235 535148

E-mail Address

(where relevant)

bobgarrett@homenetworks.co.uk

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	1.23	Policy	CP 2	Proposals Map	3 page 7, 9
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4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	I cannot comment as I am not a lawyer	No	
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	NO
4 (3) Complies with the Duty to co-operate		✓	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.
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The 'objectively assessed need for economic and housing growth' proposes that there will be a very large increase in the number of jobs in the Vale (23,000) and that this will lead to a similarly large increase in the need for housing (20,560). Based on average household sizes this projects a population growth in the Vale of 38% over 17 years. Historical growth has been significantly less and Oxfordshire County Council's projections for 2006-2026 are for 17.8% population growth in the vale.

We think that many other scenarios are possible. It is almost impossible to accurately predict 17 years into the future with so much certainty. Other possibilities are that there may be less new jobs than predicted so no need for so much housing. The new developments could be high tech, high investment, but produce few new jobs. Yet another option is that new technology may drastically reduce the number of existing jobs and so existing residents will need the new jobs.

(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.

TYPE **YOUR** VIEWS HERE-

The council's projection seem to be double what is reasonable. These figures need further justification before a plan is approved using them as a basis.

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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

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Signature:



Date:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph Policy Proposals Map

4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	<input type="text" value="I cannot comment as I am not a lawyer"/>	No	<input type="text"/>
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes	<input type="text"/>	No	<input type="text" value="NO"/>
4 (3) Complies with the Duty to co-operate		<input type="text" value="✓"/>	No	<input type="text"/>

Please mark as appropriate.

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The figure of 20,560 is unreasonably precise and significantly higher than other projections from county council, from national government or historical evidence.
The housing forecast is over such a long period that it is likely to be wrong because there are so many variables affecting it.
Establishing a long term plan with such widespread ramifications and assumptions will have a detrimental effect as development is likely to take place in areas which are commercially more attractive but with negative impacts on other aspects such as transport and the Green Belt.

(continue on a separate sheet/expand box if necessary)

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TYPE **YOUR** VIEWS HERE-

Review and provide greater justification for why these projected figures are significantly higher (double?) other forecasts and historical evidence. Prepare a plan which includes a sequence of works to ensure infrastructure development is scheduled and underway before housing development is undertaken, and ensure that the use of Green Belt for housing is only after other developments have been built.

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Date:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	4.2, 4.3, 4.8, 4.13, 4.14, 4.15, 4.2531 4.33	Policy	CP 3	Proposals Map	3 page 7, 9
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4. Do you consider the DPD is :

4.(1) Legally compliant		I cannot comment as I am not a lawyer.	No	
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	NO
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The proposed sites in North Abingdon are next to a 'Market Town'; indeed a market town which claims to be the longest continually inhabited and with notable historical features which constrain its growth. These sites are, however, in the Green Belt, in an area with already congested roads due to the previously mentioned constraints.

The nearest employment site at Radley Road Industrial Estate is over 3 km away from the centre of the Dunmore Road site (not 2.1 km as specified in SA Report Appendices p.123). That employment site has no further room for expansion. Other new employment sites are considerably further away on busy roads in Culham (5.8Km through Abingdon town centre and the Thames bridge with all its congestion), Milton Park (12.4Km around the congested ring road to the congested A34), Harwell (16.4Km around the congested ring road to the congested A34) or Oxford (8.9Km using the congested A34, congested Oxford ring road and congested Oxford roads); note there are no train services to Abingdon itself. These main new

employment sites are outside of Abingdon altogether and only accessible from these proposed housing developments via these already congested roads.
The council seem to have offered no explanation for this contradiction. Even the proposal for a ring road and additional Thames bridge to the east of the town has not been raised for many years.

(continue on a separate sheet/expand box if necessary)

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TYPE **YOUR** VIEWS HERE-

To overcome these problems there are two options: (i) build the housing closer to areas of employment, (ii) improve transport infrastructure well beyond that suggested by the Council as possible.

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.

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Date:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	4.13 – 4.15, 4.25, 4.33, 6.45 – 6.47	Policy	SO 3	Proposals Map	3 page 7, 9
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4. Do you consider the DPD is :

4.(1) Legally compliant

I cannot
comment
as I am
not a
lawyer.

No

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

Yes

No

NO

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



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.

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In the proposed North Abingdon development, "Dunmore Road and Twelve Acre Drive would cause severance for the site and pedestrian crossings would need to be implemented" (SA Report Appendices p.119). Roundabouts would also be needed in order to allow vehicles to exit estate roads. Thus the site could only comply with SO3 if Dunmore Road and Twelve Acre Drive becomes a residential road rather than a ring road. This would make worse the severe congestion elsewhere in the town. Suggestions have been made regarding the improvement of traffic flow in Dunmore Road but the main congestion point is the Dunmore Road/Wooton Road roundabout which has recently had its capacity reduced on safety grounds.

(continue on a separate sheet/expand box if necessary)

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TYPE **YOUR** VIEWS HERE-

There is no obvious way to make this further development of the North Abingdon area sustainable though not using Dunmore road as the main access route to the development would remove one issue. There is already an access road through from Lodge Hill to a civil engineer's contractor site and on to the development but this has been excluded as an option in the plan.

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Signature:



Date:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation :Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph

2.8,
6.71,
6.105

Policy

SO 4

Proposals Map

3
page 7, 9
E14

4. Do you consider the DPD is :

4.(1) Legally compliant

I cannot
comment
as I am
not a
lawyer.

No

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

Yes

No

NO

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



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.

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Placing housing to the North/north-west of Abingdon when the main employment opportunities are to the south of the town will place additional stresses on the road network; the distances are such that walking and cycling are not really an option; buses do not serve these routes and there is no train service in Abingdon.

The vulnerability of A34 and lack of alternative routes leads to severe congestion at peak times, and at other times if there is an incident on it. Increased traffic through Abingdon to Culham Science Centre, and round the orbital road will increase air pollution in the already congested town – with a significant contribution to excess early deaths – in particular when considering an aging population, especially when it is noted that Abingdon is an Air Quality Management Area.

(continue on a separate sheet/expand box if necessary)

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TYPE **YOUR** VIEWS HERE-

Reduce commuting by building close to where the employment is and is planned to be.

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Signature:



Date:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	4.43 4.47	Policy	CP 7	Proposals Map	3 page 7, 9 E14
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4. Do you consider the DPD is :

4.(1) Legally compliant

I cannot
comment
as I am
not a
lawyer.

No

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

No

NO

4 (3) Complies with the Duty to co-
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No

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Modifications to both local roads and Highways to manage the increase in traffic and pollution will far exceed the Community Infrastructure Levy (and other sources of funding). The funding of the required new A34 interchange at Lodge Hill (N. Abingdon) is to come partly from the LEP (Infrastructure Delivery Plan Appendix1) but there is no guarantee that this will be forthcoming.

Necessary improvements to Dunmore Road and Twelve Acre Drive are to be funded by the County Council (Infrastructure Delivery Plan Appendix 1) but continuing cuts to local government funding mean they are unlikely to have the money for this. Furthermore, a major cause of congestion in Dunmore Road has recently been made more constrained by narrowing of a junction and roundabout on safety grounds.

A crossing on Lodge Hill is essential as it is difficult to cross (and there was a recent fatality here). However, a crossing will slow traffic flow further.

Even if the immediate improvements identified are made and work this will simply move more congestion onto the A34 (already heavily congested and all the central government currently plans for this is improved signalling) as well as the Abingdon town centre and Thames Bridge where the historic nature prevents improvement.

(continue on a separate sheet/expand box if necessary)

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TYPE **YOUR** VIEWS HERE-

Either build new housing closer to area of employment or undertake major works to increase the capacity of the A34 and build an eastern bridge over the Thames while also considering train service links to Abingdon.

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Signature:



Date:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph

6.68
6.70

Policy

SO 9

Proposals Map

3
page 7, 9
E14, E15

4. Do you consider the DPD is :

4.(1) Legally compliant

Yes

I cannot
comment
as I am
not a
lawyer

No

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

Yes

No

NO

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



No

Please mark as appropriate.

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The vulnerability of the A34 is a critical factor – requiring a diamond junction at Lodge Hill (N. Abingdon), as well as additional lanes between M40 and Chilton, and possibly an southern/eastern bypass and river crossing. This needs to be in place before any housing development, otherwise traffic congestion within Abingdon will become impossible during lane closures for widening. There are no proposals at all to widen the A34.

(continue on a separate sheet/expand box if necessary)

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TYPE **YOUR** VIEWS HERE-

Consider infrastructure requirements now and for the future before housing development.

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.

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Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph

5.6,
5.7,
5.8

Policy

CP 8

Proposals Map

3
page 7, 9

4. Do you consider the DPD is :

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No

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Yes

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As 70% of the new jobs identified in the Vale plan are associated with the Science Vale to the south of Abingdon, the houses proposed to the north and north-west of Abingdon on Green Belt land will severely exacerbate existing traffic problems on both local roads and A34.

(continue on a separate sheet/expand box if necessary)

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Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	2.13 4.2, 4.3, 4.8, 4.13, 4.14, 4.15, 4.25 4.31, 4.33, 5.4, 5.6, 5.7	Policy	SO 8	Proposals Map	3 page 7, 9 E14
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4. Do you consider the DPD is :

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4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	NO
4 (3) Complies with the Duty to co-operate		✓	No	

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Since 70% of the new jobs identified In the Vale plan are associated with the Science Vale to the south of Abingdon, placing housing to the North/north-west of Abingdon will place additional stresses on the already congested road network; the distances are such that walking and cycling) are not really an option; buses do not serve these routes. The vulnerability of A34 and lack of alternative routes leads to severe congestion at peak times on the ring road, on roads into the centre of Abingdon, over the Thames Bridge, and on the A34. Increased traffic through Abingdon to Culham Science Centre, and round the orbital road will increase air pollution in the town.

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TYPE **YOUR** VIEWS HERE-

Build new housing near the employment areas.

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Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	6.68 –6.70	Policy	CP 12	Proposals Map	3 page 7, 9 E14, E15
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4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	I cannot comment as I am not a lawyer	No	
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	NO
4 (3) Complies with the Duty to co-operate		✓	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 proposed housing in North and northwest Abingdon will be right alongside the A34 – with attendant noise and pollution problems that will be difficult to mitigate.
Developing the A415 will have the effect in INCREASING traffic through the town unless an eastern bypass were constructed avoiding Bridge Street. Whilst mentioned there is no proposal for this river crossing nor the other supporting infrastructure which would need to be extensive.

(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.

TYPE **YOUR** VIEWS HERE-

Consider and develop infrastructure according to current needs and future plans BEFORE exacerbating the problems with new housing developments in the North of Abingdon.

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:

Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	5.8, 6.45 – 47, 6.55, 6.57, 6.71, 6.73, 6.78, 6.79, 6.105	Policy	CP 33	Proposals Map	3 page 7, 9 E14
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4. Do you consider the DPD is :

4.(1) Legally compliant

Yes

I cannot
comment
as I am
not a
lawyer

No

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

Yes

No

NO

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



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.

Further residential developments to the North/north-west of Abingdon when the main employment opportunities are to the south of the town will place additional stresses on the road network; the distances are such that walking and cycling are not really an option; buses do not serve these routes and there is no train service. The vulnerability of A34 and lack of alternative routes leads to severe congestion at peak times, and at other times if there is an incident on it. Increased traffic through Abingdon to Culham Science Centre, and round the orbital road will increase air pollution in the town. The proposal does not in any way help with access to Oxford. It already takes an hour or more to travel by car or bus the 6 miles from N. Abingdon to the centre of Oxford at peak times, and the huge number of additional vehicles on the A34 from the new developments will increase this significantly.

(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.

TYPE **YOUR** VIEWS HERE-

Build housing near areas of employment.

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

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Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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Signature:



Date:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph Policy Proposals Map

4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	<input type="text" value="I cannot comment as I am not a lawyer"/>	No	<input type="text"/>
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes	<input type="text"/>	No	<input type="text" value="NO"/>
4 (3) Complies with the Duty to co-operate		<input type="text" value="✓"/>	No	<input type="text"/>

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 addition of a diamond junction at Lodge Hill to allow more traffic onto the A34 may aid local traffic a little but given the congestion on the A34 and its vulnerability to complete closure when accidents occur – including just yesterday, demonstrates that the road system is at, or maybe beyond, capacity.

The Lodge Hill improvement would need to be in place before any further development in North Abingdon.

The recent government announcement on roads includes only CTV and information signs for the A34 (and minor changes to approach roads to 2 junctions north of Oxford). This will let drivers know how many miles long the queue is but will do nothing to prevent the frequent long queues. This recognises the problems of any further expansion of the A34 itself.

(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.

TYPE **YOUR** VIEWS HERE-

Build housing close to employment to prioritise the need for the A34 to be a major trunk road not a commuter route.

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.

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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:

Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	6.55, 6.57, 6.71, 6.73, 6.78, 6.79, 6.105	Policy	CP 35	Proposals Map	3 page 7, 9 E14
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4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	I cannot comment as I am not a lawyer	No	
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	NO
4 (3) Complies with the Duty to co-operate		✓	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.

Placing housing to the North/north-west of Abingdon when the main employment opportunities are to the south of the town will place additional stresses on the road network; the distances are such that walking and cycling are not really an option; bus do not serve these routes. The vulnerability of A34 and lack of alternative routes leads to severe congestion at peak times, and at other times if there is an incident on it. Increased traffic through Abingdon to Culham Science Centre, and round the orbital road will increase air pollution in the town. Pathways and cycle routes will be needed to promote walking and cycling within the community. The necessary crossings will cause further problems for traffic flow on the orbital road of Abingdon and Lodge Hill (which is very difficult to cross – witness the recent fatality here). Recent changes to a roundabout and junction on the Abingdon ring road to improve safety have made congestion worse: further development will increase traffic and need even greater safety precautions which will further exacerbate congestion.

(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.

TYPE **YOUR** VIEWS HERE-

Build house near employment such that walking and cycling are options for commuting and school journeys.

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.

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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:

Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	5.39, 5.40, 5.42, 6.82, 6.108, 6.111	Policy	CP 13	Proposals Map	3 page 7, 9
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4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	I cannot comment as I am not a lawyer	No	
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	NO
4 (3) Complies with the Duty to co-operate		✓	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 Green Belt was established on particular criteria some years ago. To state that the Green Belt can be amended and also be protected with “permanence” is contradictory.

The importance of the Green Belt was acknowledged by the Council at an earlier stage as a result of public feedback. It was then announced that the number of houses proposed to be built in the Green Belt would be reduced from 1320 to 1310. This number was then accepted as being “approximate” and dependent on detailed planning. This while accepting Green Belt concerns as being genuine, no realistic changes have been made.

(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.

TYPE **YOUR** VIEWS HERE-

These criteria for the Green Belt remain and it should be protected unless there are no other areas possible for development; in which case a more public review should be made and new criteria established and agreed.

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:

Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph Policy Proposals Map

4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	<input type="text" value="I cannot comment as I am not a lawyer"/>	No	<input type="text"/>
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes	<input type="text"/>	No	<input type="text" value="NO"/>
4 (3) Complies with the Duty to co-operate		<input type="text" value="✓"/>	No	<input type="text"/>

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.

Abingdon is the oldest continuously occupied town in the UK with many historic features and a Historic Market Town. It's town centre is already being overwhelmed by traffic and previous developments. Further urban sprawl into Green Belt land would destroy its unique character. The open high land to the north of the town currently forms an attractive gateway and this has been recognised and guarded in previous Abingdon plans. The proposed development in North Abingdon would destroy its sense of place rather than create it. Public Footpaths into neighbouring villages and countryside will be overwhelmed by the scale of development.

(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.

TYPE **YOUR** VIEWS HERE-

It is also noted that the plan suggests extending the Green Belt to the west of Abingdon. It appears to me that the land to the west, which is not currently Green Belt but contains the hardly used Abingdon Airfield would be a better place for development being already well connected to the A34 (and crucially on the other side of the A34 from Abingdon); being closer to some areas of employment within Abingdon and to the south; and not between Oxford and Abingdon. When questioned at a public meeting the council response was that this was not an option as the airfield is MOD land. The surrounding land was not commented on.

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:

Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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Signature:



Date:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph

5.8,
6.45
6.47

Policy

SO 7

Proposals Map

3
page 7, 9

4. Do you consider the DPD is :

4.(1) Legally compliant

Yes

I cannot
comment
as I am
not a
lawyer

No

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

Yes

No

NO

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



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 difficulty of access and parking within the town will lead to increased congestion and pollution. Indeed the difficulty with travelling into the town is a disincentive to shop there. No Park-and Ride facilities are included at the gateways to the town – nor is space available for these.

(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.

TYPE **YOUR** VIEWS HERE-

Recognise, as identified in previous town plans, the constraints of the Abingdon town centre

and address traffic issues before making them still worse.

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

☒

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:

Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph

Policy

Proposals Map

4. Do you consider the DPD is :

4.(1) Legally compliant

Yes

I cannot comment as I am not a lawyer

No

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

Yes

No

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

☒

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.

Abingdon is an Historic Market Town. The urban sprawl into Green Belt land is progressively destroying its unique character, and views from and towards the high land to the north of the town. Public Footpaths into neighbouring villages and countryside will be overwhelmed by the scale of development. The ancient woodland (Blake's Oak) is immediately outside the boundary of the North Abingdon development and would be impacted by it.

(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.

TYPE **YOUR** VIEWS HERE-

Do not develop housing on higher land, nor rural areas, nor those adjacent to ancient woodland. Use non- Green Belt areas to the west of the town which will have little effect on

the landscape.

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.

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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:

Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	6.115, 6.119, 6.120	Policy	CP 45	Proposals Map	3 page 7, 9
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4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	I cannot comment as I am not a lawyer	No	
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	NO
4 (3) Complies with the Duty to co-operate		✓	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.

Loss of Green Belt habitat for wild-life (e.g Red Kites and Skylarks) as well as a countryside amenity will be lost if the development takes place to the north and north-west of Abingdon. The proposed green spaces there will be inadequate to compensate. Also, it is worth noting that there would be an adverse impact on the neighbouring Blake's Wood Ancient Woodland.

(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.

TYPE **YOUR** VIEWS HERE-

Maintain the Green Belt for the reasons it was established and for green infrastructure.

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.

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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:

Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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Signature:



Date:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	6.115, 6.119, 6.120	Policy	CP 46	Proposals Map	3 page 7, 9
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4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	I cannot comment as I am not a lawyer	No	
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	NO
4 (3) Complies with the Duty to co-operate		✓	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.

Loss of Green Belt habitat for wild-life (e.g Red Kites and Skylarks) as well as a countryside amenity will be lost if the development takes place to the north and north-west of Abingdon. Also, it is worth noting that there would be an adverse impact on the biodiversity of the neighbouring Blake's Wood Ancient Woodland, as well as a potential unfavourable impact on Sugworth Site of Special Scientific Interest.

(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.

TYPE **YOUR** VIEWS HERE-

Protect the Green Belt.

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.

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Yes

Yes, I wish to participate at the oral examination

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Signature:



Date:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph	6.115, 6.119, 6.120	Policy	SO 10	Proposals Map	
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4. Do you consider the DPD is :

4.(1) Legally compliant	Yes	I cannot comment as I am not a lawyer	No	
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	NO
4 (3) Complies with the Duty to co-operate		✓	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.

Loss of Green Belt habitat for wild-life (e.g red Kites and Skylarks) as well as a countryside amenity will be lost if the development takes place to the north and north-west of Abingdon. There would also be a loss of valuable farmland as well as a potential adverse impact on Sugworth Site of Special Scientific Interest.

(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.

TYPE **YOUR** VIEWS HERE-

Protect the natural environment where it is most of value: in the Green Belt.

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:

Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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:

17th Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Robert Garrett

3. To which part of the Core Strategy does this representation relate?

Paragraph

6.71,
6.105

Policy

SO
12

Proposals Map

4. Do you consider the DPD is :

4.(1) Legally compliant

Yes

I cannot
comment
as I am
not a
lawyer

No

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

Yes

No

NO

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

☒

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.

Increased local traffic will increase greenhouse emissions and pollution within the area.

(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.

TYPE **YOUR** VIEWS HERE-

Build homes nearer where the employment is to minimise commuting.

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, 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:

Whilst not necessary as I am sure the Inspector will consider these submissions, I would value hearing the process and would be willing to answer any additional questions.

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17th Dec 2014

