

EIP Stage 2- comments from Save Chilton AONB

Key: *EiP/Vale text in red*

Matter 12 – District Wide Policies (CP1, CP22 – CP22 and CP37 - CP46)

12.1 Are the policies relating to the presumption in favour of sustainable development and building healthy and sustainable communities soundly based?

(a) Presumption in Favour of Sustainable Development (CP1)

The Plan is not infrastructure-led and so does not take into account the impact on the quality of life of existing residents.

(b) Housing Mix (CP22)

If any housing must be permitted within the perimeter of the Harwell Campus (e.g. redevelopment of the campus brownfield sites) then the district wide policy on housing mix is unlikely to be effective in best addressing the needs of the Campus. An individual policy on housing mix within the AONB at the Harwell Campus would most likely have to be established.

(c) Housing Density (CP23)

If any housing must be permitted within the Harwell Campus (e.g. redevelopment of the brownfield sites within the campus) then the district wide policy on housing density is likely to be inappropriate and out of keeping with the protected designation of the NWD AONB landscape. It is likely that a much lower housing density would be required in order to suitably mitigate the impact of development within the AONB and maintain it's "open" characteristic.

(d) Affordable Housing (CP24)

Again, if housing is to be established within the Harwell Campus, then an Affordable Housing policy that best meets the interests of the Campus should probably be adopted; this may not necessarily be the same as the district wide policy.

(f) Accommodating Current and Future Needs of the Ageing Population (CP26)

An individual policy tailored to the individual, unique needs of the Harwell Oxford Campus may be more appropriate than a generic district wide policy.

12.3 Are the policies relating to protecting the environment and responding to climate change soundly based?

(a) Design and Local Distinctiveness (CP37)

Development on the Harwell Campus (brownfield sites) should reflect the detail of Policy CP37. Its unique AONB location and the world-leading science and technology nature of its international businesses provide a national opportunity to showcase environmentally friendly, up-to-date sustainable designs for homes and community services in harmony with the landscape. Any design should involve input from the NWD AONB management board.

(b) Design Strategies for Strategic and Major Development Sites (CP38)

A specific strategy is needed if housing is allowed on the Harwell Campus in the AONB that tailors it to the employment requirements of international Campus businesses/agencies with input from the NWD AONB management board.

(c) The Historic Environment (CP39), (d) Sustainable Design and Construction (CP40)

This should be carried out in consultation with the NWD AONB management board.