

# REPRESENTATIONS STATEMENT

**In respect of:**  
Vale of White Horse Local Plan Part 2 Examination  
**Matter 2.5**  
**At:**  
Land at Appleton  
**On behalf of:**  
The Gow Family

Matter 2.5

William Bruce Gow writes on behalf of the Gow Family (the respondent) to make submissions of the Vale of White Horse (VoWH) Local Plan in respect of its land and development interests on land at Appleton. I will be away when this matter is discussed in open forum and so make this paper representation.

**2.5 Given the NPPF requirement for exceptional circumstances to be demonstrated for any alterations to the Green Belt and the availability of potential sites, is the balance of the strategy between Green Belt releases (one site – Dalton Barracks) and sites outside the Green Belt the most appropriate?**

- 0.1. The Green Belt policy creates a doughnut effect for the Oxfordshire community as a whole, and while the idea is noble it creates other issues such as transport because it means that people that cannot live within Oxford itself end up living much further out beyond the Green Belt boundary creating increased transport and pollution issues because development within the Green Belt is severely restricted.
- 0.2. The policy also means that green spaces often within peoples gardens disappears within Green Belt villages as has been seen in Cumnor village parish in recent years. This will lead to a much more urban feel than village feel in years to come.
- 0.3. While part of Dalton Barracks might be considered a brown field site, there is still virgin green field land which will be built on.
- 0.4. All the land allocated in LPP2 outside the Green Belt is on green field sites.

**Development to support existing local services**

- 0.5. As green field land is being used for development then one should consider sites in the first instance which would help support the existing local facilities/services whether they are in within the green belt or not.
- 0.6. For instance the owners of The Plough Pub in Appleton ( a national company – Hawthorn Leisure) have recently submitted a planning application to convert the pub

garden to build 2 residential properties along with pub alterations. No decision has been made at the time of writing.

- 0.7. <http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P18%2FV1042%2FFUL#exactline>
- 0.8. One of the reasons put forward for this development of 2 houses is to help fund the alterations being proposed to help facilitate the continued viability of the pub. While there are physical limitations of the premises themselves the biggest impact on the pubs viability as a business going concern is the number of customers that come through the doors.
- 0.9. As the only remaining village pub it relies on the local trade as a core basis. This is accentuated by the fact that relatively small car park makes it harder to encourage trade from further afield. The lack of adequate additional housing within Appleton for the last 30 years because of the very tight Green Belt restriction around the village has prevented any significant housing development and as such increasing local customer base.
- 0.10. While allocating land for a further 90 homes or so at Appleton will not necessarily guarantee the pubs continued survival. Not allocating the land at Appleton for housing for development will be another nail or 2 in the coffin for the existence of the pub.
- 0.11. An email sent out on 14<sup>th</sup> May 2018 – copy attached – again indicates that the lack of people of the appropriate age (due to an increasing profile) to play cricket within the village puts the village cricket team in jeopardy of closing.
- 0.12. A 20 % increase in housing within Appleton would help considerably both.
- 0.13. The earlier submission to part 2 of the VoWH strategic plan 2031 also referred to other local services such as the community shop, school and various clubs that would benefit from having a housing allocation at Appleton and providing new potential members.

#### **CIL contributions**

- 0.14. Other villages within the Green Belt such as Kennington and Radley had large housing allocations (200 or more) allocated in part 1 of the VoWH Strategic plan 2031. As such those communities will benefit from CIL contributions.
- 0.15. Part 2 was intended to allocate smaller sites (less than 200) both within and outside the Green Belt.
- 0.16. Appleton needs CIL contributions to help it maintain and develop just as the other communities both within and outside the Green Belt do.

- 0.17. The current proposal with only one large allocation at Dalton Barracks means that the small village of Shippon will benefit from CIL and not other villages within the Green Belt
- 0.18. Villages such as Marcham, East Hanney and Southmoor within the Oxford fringe sub area have all had development within recent years and with the current proposals will have even more development – so they benefit from CIL where as a village like Appleton can not without an allocation for housing.

### **Neighbourhood plans**

- 0.19. Neighbourhood plans are useful tools for local communities to identify and allocate housing sites for communities outside the Green Belt.
- 0.20. For communities within the Green Belt they are not helpful in that they cannot legally identify land for development on Green Belt land – the only way that land can be allocated for development within in Green Belt is through the strategic planning process.

### **Exceptional Circumstances**

- 0.21. As it is being proposed to remove land from the Green Belt anyway to help meet the Oxford Unmet needs target then land at Appleton can also help provide that unmet need while at the same time supporting the local facilities.
- 0.22. The Appleton location is closer to Oxford, closer to Botley Park and Ride and the possible future Cumnor Park and Ride than the Dalton Barracks site is to Oxford.
- 0.23. As a reminder from what was said in the initial submission of part 2 proposal, if land is not allocated now at Appleton it would appear that the comment in para 2.3 on page 21 of the Local plan 2031 Part 2 Detailed policies and additional sites to *"Promote thriving villages and rural communities whilst safeguarding the countryside and village character"* is not really being followed.
- 0.24. Para 2.74. it states that "The area proposed does not extend beyond the Dalton Barracks site as the site is large enough to accommodate a substantial sustainable settlement in its own right. **This approach ensures that the potential for development is maximised and that further changes to the Green Belt will not be required in the future.**"
- 0.25. This basically means that the VoWH are reaffirming the death of existing community services within Appleton if it does not remove land now from the Green Belt and allocate it for development. As it will be another 15 years plus before there is another opportunity to do so. That will mean nearly 50 years without any significant development!

- 0.26. The VoWH may argue that the points raised above can be considered at a review of the plan in another 2 or 3 years. However this goes against the comment in Para 2.74 “...**that further changes to the Green Belt will not be required in the future.**” This is likely to be too late for some existing services.
- 0.27. If the land is removed now from the Green Belt and allocated for housing development then this would only be confirmed by the end of 2018 through the Part 2 plan process. Appropriate master planning and planning permission for the site may take another year or so and then any actual building is unlikely to be completed and ready for habitation before the middle of 2021 at the earliest. This will be after the next UK Census! Any further delays in allocating land at this stage increases the likely hood of some existing facilities and services being lost.
- 0.28. This current plan goes through to 2031 so the next plan from 2031 will be using data based on 2021 census to put forward proposals.
- 0.29. I would suggest that the current proposed allocation for having only one large site being allocated within the Green Belt is not an appropriate policy and fails to consider the many other environmental, social and economic sustainable issues that need to be considered in all communities especially those within the Green Belt.
- 0.30. I would suggest that the land at Appleton has all the exceptional circumstances relating to environmental, social and economic sustainable issues of the community as a whole that support an allocation for development now within part 2 of VoWH strategic plan and should be duely allocated.
- 0.31. To overcome this issue I would propose that the plan is modified so that the allocation for 90 homes currently allocated to Marcham village is transferred to the land at Appleton village.

## Fw: Appleton Cricket Club

William Gow

Sun 10/06/2018 15:53

To: William Gow

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**From:** Graham B Rose

**Sent:** 14 May 2018 17:48

**To:** Graham B Rose

**Subject:** Appleton Cricket Club

### **Appleton Cricket Club**

As many will know: I am passionate about cricket and, in particular, village cricket. Over many years I have made life-long friends through playing with Appleton Cricket and bitterly regret I can no longer wield the willow nor toss the leather!

Whereas 20 years ago we would have a selection problem each week, sadly, with the changes of lifestyle, it is becoming increasingly difficult to find eleven men and ladies and boys and girls. Appleton Cricket Club has always been embracing of ladies and young people. Indeed: we were one of the first village clubs in Oxfordshire to have a women player, Hannah Lynch-Blosse.

It has never mattered if someone has never played the game. Learn it the Appleton way. We have good nets. We have a marvellous band of people – but diminishing. We have a full fixture list for the 2018 season. We have a well prepared cricket square and a marvellous outfield.

Have you anyone in your household of any age who wants to play cricket? Speak to your neighbours and spread the word.

What a shame it would be if Appleton Cricket had to close down.

Roger Gilkes of Park Lane would love to hear from you – or anyone who would like to play cricket – \*\*\*\* or contact the ACC Club Captain, Hjalmar Blomerus, directly on \*\*\*\*\*

*Best wishes,*

*Graham Rose*