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Vale of the White Horse Local plan

I attended the meeting in Wantage about this and I appreciate the difficult task you have. I can see that you understand why folk in the Vale are frustrated that developers seem to be able to say just where they feel like building, and, at the moment, there is very little that can be done about it, because of the restrictions imposed by the government, until we have a local plan. You know we want the infrastructure to support any expansion and we want the environment and the rural character looked after.

Having said that I still want my views to be taken into account by the inspector who is going to look at our local plan. I am writing an email because I found the form we were asked to fill in too complicated. I don't think many of the general public would be able to read through the several large documents or have the technical or legal gargon to comment on particular paragraphs.

I will try to keep separate each point I make.

1. I do not agree with building over so much farm land. We are going to need this for future food crops. Brown field sites need to be used first even if this means less profit for the developers. The developers should not be allowed to pick the easy options.
2. The houses included already increase the size of Wantage and Grove to more than double its present size. These houses we have been forced to accept because the Government said the Vale did not have a local plan in place. This means that local people have no say, yet it is the local people who suffer when it is the developers who have left us in this ridiculous position because they have not built when they did not think it was profitable enough in the past. Why should we suffer for this? What penalties are government going to impose on the developers for sitting on their land for years?
3. Other areas, such as Bicester, when doubling their size are having a whole new towns worth of infrastructure. We do not. How can that be right? Equality please.
4. CIL. I do not agree with the level the Vale is setting in the particular areas. I do not see why it has to be almost one and a half times more in areas other than Faringdon, Grove and Wantage. This is going to attract even more developers to Faringdon, Grove and Wantage than the other areas. The parish councils would also get less local benefit per square metre of

development built. Even that is only once we have a local town plan in place. I think it should be more even such as £95/ metre squared for Faringdon, Grove and Wantage. £110/metre squared for the other areas.

5. There seemed to be some question as to whether the Grove and Crab Hill development, the largest developments in the Grove and Wantage area, would only get Section 106 money, so no CIL money would go to the local council. I do not agree with this. These two developments should also get CIL.
6. In the past in Wantage we were told that the Wharf and St Mary's had houses "in keeping with their surroundings and communities". It seems as though the Vale thought this meant that houses built near the Mill should look like the Mill and those on the St Mary's school site should look like the school dormitories that used to be there. This means we were given 3 and 4 storey houses of high density, instead of like other houses near to these sites.(The sites in question were not originally used for houses). It also means that the density of houses in Wantage has now gone up as a result of these developments. Are we then expected to maintain this higher rate? I do not think we should continue making this mistake.
7. In the past, when there has been a loss of amenities in our area because of a development, it has, I believe, been deemed good enough to redress this by developers putting a similar amenity in Berkshire. This is ridiculous. That is not replacing a local amenity it is just taking it away and giving it to someone else. I have not checked this out in these plans, but will you please ensure this does not happen in future and redress any mistakes like this that have happened in the past..