



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	Keith	
Last Name	Mintern	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	71 Crafts End	
Line 2	Chilton	
Line 3	Didcot	
Line 4	Oxon	
Post Code	OX11 0SB	
Telephone Number		
E-mail Address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation :

3. To which part of the Local Plan does this representation relate?

Paragraph	5.60	Policy	Core Policy 15: Spatial Strategy for the South East Vale Sub-Area	Proposals Map	
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4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	X	No	
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes		No	X
4 (3) Complies with the Duty to co-operate	Yes	X	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.

Paragraph 5.60 states that “new homes allocated to this sub-area will be in balance with the forecast new jobs thus helping to deliver sustainable growth”.

However, the housing allocation for the sites at East Harwell Campus and North Harwell Campus have already been set out in the VWHDCs Infrastructure Delivery Plan as 635 new homes in the time period 2016-2021, 725 new homes in the time period 2021-2026, and 40 new homes in the time period 2026-2031. (SOURCE: Vale of White Horse Infrastructure Delivery Plan http://www.whitehorsedc.gov.uk/sites/default/files/2014_10_07%20IDP%20final.pdf)

The timescale for housing delivery set out above is actually calculated on “The number of homes linked to infrastructure and their planned delivery from the housing trajectory” (SOURCE; VWHDC Infrastructure Delivery Plan, Summary Key Table, Page 10).

This proposed pre-allocation of housing numbers to fund infrastructure plans contradicts paragraph 5.60 of the Local Plan and will not match employment growth as delivery will be at the mercy of the housing market.

Furthermore, the SQW/Cambridge Econometrics Report states that, in relation to the Harwell Oxford Campus, the “Enterprise Zone will not be completed by 2016 as originally proposed but it is very likely to be completed by 2031”. (SOURCE: SQW/Cambridge Econometrics Report, Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment, Feb 2014 Table K.4, page 117).

It is therefore premature to allocate unprecedented levels of housing to greenfield sites within the AONB, irreversibly destroying a protected landscape that cannot be replaced, especially when there is no accurate and clear year by year job forecast available.

The above statement also proves that the timescales for delivering the Enterprise Zone are very ambitious, and could potentially be completed 15 years after its original deadline of 2016.

It is clear that the housing allocation within the North Wessex Downs AONB is NOT linked to the growth of employment at the Harwell Oxford Campus as stated, and therefore the plan is unsound.

The only people who can truly link housing provision for supporting the Harwell Oxford Campus with the rate of job growth on the Campus is the Harwell Oxford Campus. .

(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.

To remove 1000 houses from the allocation within the North Wessex Downs AONB until it can be proven beyond doubt that additional housing must be built within the legally protected landscape leaving only 400 houses (including 125 already given outline permission) to be built within the perimeter of the Harwell-Oxford Campus under their control.

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

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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:

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:

11/12/14