



**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

Anthony

Last Name

Gilbert

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Vine House

Line 2

Chapel Square

Line 3

East Hendred

Line 4

Wantage

Post Code

OX12 8JN

Telephone Number

E-mail Address

(where relevant)

Part B – Please use a separate sheet for each representation

This is to be read in conjunction with my email.

Name or Organisation :

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

Paragraph

Many

Policy

Most

Proposals Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

No

No

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

Yes

No

No

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

Yes

No

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.

There is an absence of detailed factual data, reflecting growth to date. Consequently, insufficient thought has been given to determining the actual future requirements of the Vale. Where the Science Vale has been identified as a growth area, there is no reflection in the plan of Harwell's previous low growth, that companies, when successful, have different requirements and may move, and that the type of jobs that are likely to be created in Oxfordshire according to Government studies are not the sort that will go to a Science Vale. These will mostly include financial and administrative roles. They, the future needs of the whole of Oxfordshire have not been well integrated into the plan.

No thought has been given to the salary profiles of the likely new jobs in the sub area. Consequently, there will be a mismatch with the type and cost of housing that will be available and this will cause commuting to rise. Had neighbouring Didcot, where housing has traditionally been cheaper, planned with the sub area, the housing might have been located elsewhere.

The planned housing areas, except those linked to the towns of Wantage/Grove and Abingdon, will not have sufficient infrastructure to be more than dormitories – no thought has been given to placing offices etc in them to reduce commuting.

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 plan artificially calls some villages “Larger Villages”. There is no basis in law for this: all appear to have under 500 houses and to be small villages.

Housing located in the area of Wantage/Grove would appear to be more appropriate for the inhabitants to reach Milton Park as there should be a re-instated rail route between Wantage/Grove and Didcot. Had South Oxfordshire and the Vale worked together, they could have reduced the need for houses in greenfield sites or on AONB.

In addition, any further houses should be around Wantage, where there are the substantial resources of a thriving town with schools, medical practices, parking, retail areas etc., which are not present and unlikely to be found when building in fields and AONB on the outskirts of small villages.

The villages and the countryside would be swamped and the natural community and characteristics of the villages including their houses, built in varying styles over the last hundreds of years, would be lost if added to by large groups of new buildings. Building more than 5 or 6 houses, with different designs, in appropriate locations every year would disrupt the community and not allow sufficient access to schools etc. for newcomers.

The proposed housing in SE Vale sub area is situated in the places chosen on the basis that it will be a reduced commute to the Science Vale. The plan provides no evidence that doing so will achieve this policy outcome. Today, the facts on the ground are that many current residents in the Vale tend to commute to Oxford, Reading and London. A few go to Abingdon. Most workers at Harwell are unable to afford houses in the locality and commute for miles. Building further houses will not lead to less local commuting but more London commuters.

(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.

The plan is based on a large number of new jobs. These should have been agreed between the sub areas and Oxfordshire and be based on Government figures. The numbers in the plan do not seem to be evidence-based and many of these may not transpire. If businesses are successful at eg Harwell, they will grow and may move elsewhere. **Thus, to avoid commuter dormitories, the plan should state that new houses should only be built in proportion to net new jobs achieved in the sub area.**

The plan should prioritise sites: first around the larger towns: Abingdon and Wantage, then in brown-field sites. Should further houses be needed, they should be built in the Western Vale to discourage commuters to London. House should be built in and around large agglomerations. No houses should be built on AONB.

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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: ☐

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:

