

## Comment

<b>Consultee</b>	Mr John Graham (872939)
<b>Email Address</b>	johngraham.srn@tiscali.co.uk
<b>Company / Organisation</b>	Steventon Road Nurseries
<b>Address</b>	Steventon Road East Hanney Wantage OX12 0HS
<b>Event Name</b>	Vale of White Horse Local Plan 2031 Part One - Publication
<b>Comment by</b>	Steventon Road Nurseries (Mr John Graham)
<b>Comment ID</b>	LPPub1313
<b>Response Date</b>	22/12/14 14:51
<b>Consultation Point</b>	Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area ( <a href="#">View</a> )
<b>Status</b>	Submitted
<b>Submission Type</b>	Email
<b>Version</b>	0.3

**Q1 Do you consider the Local Plan is Legally Compliant?** No

**Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified)** No

**If your comment(s) relate to a specific site within a core policy please select this from the drop down list.** South of East Hanney

If you think your comment relates to the DtC, this is about how we have worked with the Duty to Cooperate bodies (such as neighbouring planning authorities)

**Q3 Do you consider the Local Plan complies with the Duty to Co-operate?** No

**Q4 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.**

The site was selected after the consultation period for the draft Local Plan had closed this has reduced the time for local people to prepare a response & discuss alternative sites. This is why I feel that the proposal is non-compliant with the duty to cooperate. The site selected and the site to the east of the A338 (this option is being kept open by the Planning authority) are both outside the village and development of either of them would be detrimental to the vale landscape as they lie in the view to the downs (an area of outstanding area of natural beauty) this is against core values of the Planning Authority. The NPPF only allows building in isolated rural areas under specific circumstances this is not one of those listed.

The site includes areas liable to flood. A large proportion of the village lies downstream from the site & this flooded in 2007 & 2014 as the frequency of these floods appears to be increasing as our climate is changing the assessment By the Planning Authority that the development will be neutral in terms of climate change & flooding is likely to be erroneous. This increased likelihood of flooding does not accord with the NPPF (para.s 100 & 103) Or Local Core Policy

Highways and Access: the proposal makes much of the consideration of the site due to it's proximity to Abingdon & the Science Park at Harwell. Both these lie to the east of the A338; selection of a site to the west of the road introduces another level of congestion on the A338 which would be reduced by selecting a site to the east. If the proposals had been positively prepared then surely a site/s closer to Abingdon & the Science Park would have been selected. The proposal does not accord with the NPPF as being the most appropriate strategy.

The Vale appraisal shows a ?major negative effect? in respect of cultural heritage & landscape. Therefore the proposal does not accord with para. 11 of the NPPF or the local core policy 39

**Q5 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 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 site selected & the site to the east of the A338 should be abandoned in favour of smaller sites within the village. If these are too small then consideration should be given to land to the north of the Steventon Road between the semi-detached houses on the edge of the village and Serendipity. This area would address concerns over flooding the village, degradation of the cultural heritage & landscape & may be more positive in terms of Highways & access. The landscape beyond the edge of the village to the north of the road has already been degraded visually by the installation of solar farms

**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.**

**Q6 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