

## Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Joel Dothie
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**Q1 Do you consider the Local Plan is Legally Compliant?** Yes

**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.** N/A

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?** Yes

**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.**

Paragraph 5.68: ?There is an ambitious programme of jobs creation and growth for the science vale area, including two Enterprise Zone sites at Harwell Campus and Milton Park designated in 2011. It

is important this growth is delivered alongside new housing and the provision of appropriate infrastructure

to help make the area more self-contained and to achieve a sustainable pattern of development.?

Delivery of Housing under the Plan will be solely led by the housing market. It is particularly important that any housing associated with the Harwell-Oxford Campus is controlled by the Campus so that it can meet the needs of employees and keep pace with employment growth.

Figures have already been published by The Vale of White Horse for building houses at the Harwell Oxford Campus sites: 635 homes by 2021, 725 homes between 2021 and 2026, and a further 40 homes between 2026 and 2031. (SOURCE: [http://www.whitehorsedc.gov.uk/sites/default/files/2014\\_10\\_07%20IDP%20final.pdf](http://www.whitehorsedc.gov.uk/sites/default/files/2014_10_07%20IDP%20final.pdf)).

Therefore, it has already been demonstrated that there is NO link between new housing and job growth at the Harwell Oxford Campus.

The Vale of White Horse did not even consult with the Harwell Oxford Campus prior to allocating a substantial number of houses to the Harwell East Campus on a greenfield site in the legally protected North Wessex Downs AONB.

The Harwell Oxford Campus have their own vision for the Campus which is far more sustainable and has the general support of local people; their masterplan integrates housing within the Harwell Oxford Campus perimeter and enable the Harwell Oxford Campus to provide housing for many of its visiting academics and contract workers.

**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.**

Summary: Delivery of housing under the Plan will not match employment growth at the Harwell Oxford Campus, making the plan unsound. In order to make the Local Plan sound and legally compliant with NPPF 115, 116 and the CROW Act 2000, the following modifications are necessary: ? Introduce a Core Policy specifically relating to the Protection of the North Wessex Downs AONB, beyond what is covered in Core Policy 44: Landscape ? Remove the entire allocation of 850 homes from the Harwell East Campus. ? Remove the additional allocation of 150 homes from the North West Harwell Campus (eg reduce the number of houses from 550 to 400 (including the 125 already given outline permission)). ? Include provision of up to 400 new homes at the North West Harwell Campus (including the 125 already given outline permission), provided that all development is contained within the perimeter of the Harwell Oxford Campus and is controlled by the Harwell Oxford Campus. ? Reallocate the 850 homes from the Harwell East Campus and the additional 150 houses from the North West Harwell Campus (1,000 houses in total) to other sites already identified by the Vale of White Horse, for example: ? (a) Valley Park (which has already been assessed as having additional capacity for up to a further 1,200 homes) ? (b) Didcot A (capacity for 425 houses), or ? (c) Land West of Steventon (capacity for 350 houses), or ? (d) Distributed throughout the West Vale in order to encourage and support economic growth and prosperity more equally across the district. ? Or reduce the total SHMA allocation for the District by 1000

? Remove the North Wessex Downs AONB entirely from the Science Vale ?Ringfence? in order to protect it from future speculative development should the Science Vale fall behind in delivery of its housing targets.

**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