



**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

Nicholas

Last Name

Astley-Cooper

Job Title

Retired Electrical Engineer

(where relevant)

Organisation

(where relevant)

Address Line 1

16 The Orchids

Line 2

Chilton

Line 3

Didcot

Line 4

Oxon

Post Code

OX11 0QP

Telephone Number

01235835077

E-mail Address

(where relevant)

astleycooper@btinternet.com

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	<input type="text" value="6.103"/>	Policy	<input type="text" value="Core Policy 42"/>	Proposals Map	<input type="text"/>
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4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="text" value="X"/>	No	<input type="text"/>
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes	<input type="text"/>	No	<input type="text" value="X"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text" value="X"/>	No	<input type="text"/>

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.

Core Policy 42 states that 'the risk and impact of flooding will be minimised through directing new development to areas with the lowest probability of flooding.' Chilton and Harwell Oxford Campus lie

immediately at the base of the northerly slopes of The Ridgeway, which provides a downhill flow of storm water of which these settlements are the first recipients. This was evident during the floods of March this year, when flood water was present for many weeks in Chilton Main Street and Dene Hollow. This entered a number of houses downstairs and in one case caused a house sale that was impending to fall through when the intended buyer saw the damage done by the flooding, and the likelihood that it would recur. I live slightly higher but still had flooding that came to within one brick of my damp course. This picture shows the levels reached in the field adjacent to our house:



It is inevitable that these flood levels will be repeated, and almost certainly exceeded, bearing in mind Climate Change of which this Plan is required in the District Wide Policies Overview, to take account. Whatever palliative measures are implemented such as those suggested in para 6.103 the replacement of absorbent land by that which is predominantly concrete, can only exacerbate the floods we have already experienced, and the Local Plan **is unsound** in that it is not 'directing new development to areas with the lowest probability of flooding.' If, on the other hand, the Vale of White Horse and South Oxfordshire Strategic Flood Risk Assessment and the Oxfordshire Local Flood Risk Management Strategy, find that Chilton and the Harwell Oxford Campus are indeed the least likely to experience flooding, then one must presume that all other areas under consideration are expected to experience even worse conditions than I have outlined above, and that must put the whole question of large scale developments in South Oxfordshire into serious doubt.

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.

In order to make the Local Plan sound and legally compliant, the following modifications are necessary:

- Remove the entire allocation of 850 homes from the Harwell East Campus.
- Remove the additional allocation of 150 homes on greenfield land from the North West Harwell Campus (eg reduce the number of houses from 550 to 400).

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:

18 Dec 2014