



**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

Jonathan

Last Name

Acres

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

15 Alexander Close

Line 2

Abingdon

Line 3

Line 4

Post Code

OX14 1XA

Telephone Number

E-mail Address

(where relevant)

Part B – Please use a separate sheet for each representation

Name or Organisation : Jonathan Acres

3. To which part of the Core Strategy does this representation relate?

Paragraph	4.13 – 4.15, 4.25, 4.33, 6.45 – 6.47	Policy	SO3	Proposals Map	
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4. Do you consider the DPD is :

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

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.

Reference: Sustainable location

For the proposed North Abingdon development, "Dunmore Road and Twelve Acre Drive would require pedestrian crossings to be implemented (SA Report Appendices p.119). Roundabouts would also be needed in order to allow vehicles to exit the new estate. Thus the site could only comply with SO3 if Dunmore Road and Twelve Acre Drive becomes a residential road rather than a ring road. This road is already congested at peak times with traffic using it as a ring road to avoid the town centre. The introduction of additional crossings and roundabouts would increase congestion locally on the Dunmore Road and additionally in the town. This is of particular concern given that the employment opportunities are located to the South of the town, and would require the additional journeys to be made south around the Dunmore road or through the town.

(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.

TYPE **YOUR** VIEWS HERE-

Without a clear plan to resolve the increases in congestion alternative sites need to be considered.

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7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

NO


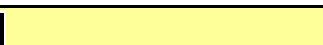
No, I do not wish to participate at the oral examination

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:

19 Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Jonathan Acres

3. To which part of the Core Strategy does this representation relate?

Paragraph

6.68
-
6.70

Policy

SO 9

Proposals Map

4. Do you consider the DPD is :

4.(1) Legally compliant

Yes

☒

No

☐

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

Yes

☐

No

NO

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

☒

No

☐

Please mark as appropriate.

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Reference: Infrastructure Needs

The A34 is a major arterial route through Oxfordshire, and is suffering from congestion with the current levels of traffic usage. This is particularly evident at peak times with severe congestion from Oxford all of the way to Junction 9 of the M40, a distance of c10 miles. There are very few alternative routes to this road and hence its function is important to the residents and businesses of Oxfordshire. The recent announcements for junction improvements and traffic information systems are welcome, but do not increase the capacity of the road.

The proposed plan for over 20,000 houses has a significant number located within a few miles of the A34, and I submit that this will increase the traffic congestion on the A34 to a level that seriously impacts the ability of the road to adequately meet the needs of the residents and businesses of Oxfordshire without any proposal to increase capacity of the road.

(continue on a separate sheet/expand box if necessary)

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TYPE **YOUR** VIEWS HERE-

Increase the capacity of the A34 through adding additional lanes. Consideration should be given to re-locating the A34 away from the section through Botley to enable this to happen as a continuous section from the M4 junction to the M40 junction.

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19 Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Jonathan Acres

3. To which part of the Core Strategy does this representation relate?

Paragraph

1.23

Policy

CP2

Proposals Map

4. Do you consider the DPD is :

4.(1) Legally compliant

Yes



No

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

Yes

☐

No

NO

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



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.

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Reference: Cooperation on Unmet Housing Need for Oxfordshire

The proposed increase in the number of houses in the Vale of over 20,000 is based upon a very large increase in the number of jobs in the Vale of c23,000. Given that this is over a long period then it is subject to many influencing factors that affect the accuracy of this figure, and previous forecasts have been much lower. Changing economic conditions and in particular workplace technology improvements all impact the number and location of future employment locations to the extent that the proposed figures for increases in jobs and hence houses cannot be considered sufficiently accurate to support the level of changes within Oxfordshire

(continue on a separate sheet/expand box if necessary)

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TYPE **YOUR** VIEWS HERE-

The projections on proposed employment need to be re-considered and over a much shorter time scale which would enable more accurate numbers to be developed

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Signature:



Date:

19 Dec 2014

Part B – Please use a separate sheet for each representation

Name or Organisation : Jonathan Acres

3. To which part of the Core Strategy does this representation relate?

Paragraph	5.39, 5.40, 5.42, 6.82, 6.108, 6.111	Policy	CP13	Proposals Map	
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4. Do you consider the DPD is :

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Reference: The Oxford Green Belt

The Government advice in National Planning Policy Framework 2012 (NPPF 2012) states in paragraph 79 that,

'The fundamental aim of Green Belts policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and their permanence.'

The Policy in paragraph 80 clearly states the five purposes of the Green Belt which have been long established. These are as follows:

- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The Local Plan proposes building on Green Belt Land to the North of Abingdon, and in my view this does not align with the stated purposes of Green Belt land outlined in the National Planning Policy Framework. I submit that the proposal can be considered as 'urban sprawl' given the number of houses

and their location outside of the current footprint of Abingdon which ceases at the natural boundary of the Dunmore Road & Twelve Acre Drive. Building on this land significantly reduces the distinction between Abingdon and Radley. The proposal does encroach onto the open countryside to the North of Abingdon.

Given these issues I do not believe that a sufficiently strong and robust case has been made to justify building on Green Belt land.

(continue on a separate sheet/expand box if necessary)

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TYPE **YOUR** VIEWS HERE-

The Green Belt land to the North of Abingdon should be maintained in accordance with National Planning Policy Framework (2012)

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Signature:

A rectangular box containing a redacted signature. The left portion of the box is blacked out, while the right portion is yellow.

Date:

19 Dec 2014