

Planning services

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Uffington and Baulking Neighbourhood Development Plan - Vale of White Horse District Council response to Examiner's Clarification Note of 25th February 2019

In his clarification note of 25th February the examiner raised the following points for the District Council to address:

"I have seen the details set out in Comment 5. Is there any timescale for the determination of the current planning application for residential development on the land off Fernham Road, Uffington (P/18/V2199/O)?

Your comments on the representation made by Natural England in respect of the HRA screening report would be appreciated."

As a starting point the District Council would like to take the opportunity to thank the examiner for the opportunity to provide comment on the clarification note.

Planning application

Regarding the planning application for residential development on the land off Fernham Road, Uffington (P/18/V2199/O) the District Council are recommending a refusal (in principle) as the location of the application site is outside the boundary of the established settlement. The applicant is aware of the recommendation and has advised he will be appealing the decision.

In line with the NPPF and PPG the District Council have agreed a time extension with the applicant for the proposal until April, so some of the technical matters can be addressed before the appeal.

HRA screening

The comment made by Natural England centres around the approach identified in the Uffington and Baulking HRA screening and where this approach originated.

Although the Uffington and Baulking HRA Screening advises that the HRA for the Local Plan 2031 Part 2 states there is a small risk of increased recreational pressure on Hackpen Hill, this statement is actually from the HRA of the Local Plan 2031 Part 1. Paragraph 6.6 of the Local Plan 2031 Part 1 HRA states:

“There is however a small risk of increased recreational pressure on Hackpen Hill SAC which may trigger the need for enhanced access management to the site. The local authority should be prepared to contribute to any enhanced access management that might be identified by Natural England in future as stemming from increased local population. The Council has advised that this issue can be addressed through the Infrastructure Delivery Plan (IDP) and the Community Infrastructure Levy (CIL).”

The HRA for the Local Plan 2031 Part 2 states (paragraph 6.5.11) that although *issues of recreational pressure and air quality have been considered in relation to impacts of the Local Plan 2031 Part 2 document on the Hackpen Hill SAC. It is possible to conclude that likely significant effects will not arise on the Hackpen Hill SAC as a result of development within the Vale of White Horse District under the Local Plan Part 2.*

We are in discussion with Natural England regarding the approach and are taking on board their comment as we finalise our HRA Screening document. We will be able to send this to you shortly.

Nevertheless, as pointed out by Natural England, the NDP does not allocate housing and therefore the approach does not affect the conclusion of the HRA screening for the Neighbourhood Plan; that an appropriate assessment is not required.