

6 January 2016

working locally and nationally to
protect and enhance a beautiful,
thriving countryside for everyone to
value and enjoy

Vale of White Horse Local Plan 2031 - Part 1 - Examination

RESPONSE ON MATTER 9 - Strategy for South East Vale Sub-Area (CP15 and CP16)

9.1a Crab Hill

The Crab Hill development will extend the built up area of Wantage and its influence on the North Wessex Downs AONB for at least 1km further to the east than the current limits of development. A far more robust approach to the landscaping and setting out of "green space" along the southern boundary of the site will be required to ever make this scheme acceptable. The Council notes that this is a prominent site visible from within the AONB and also features in views to and from the AONB. The proposed development, in its current form, runs contrary to the AONB Position Statement on Setting and if allocated, would fail to conserve or enhance the AONB.

CPRE endorses the NWD AONB Unit's position that:

'...the Crab Hill, Wantage development should either be removed from the Plan or substantially reduced to ensure its impact on the AONB is reduced. The new road building, to access the site, should also not be allowed to be within the AONB and would trigger paragraph 116 of the NPPF as a consideration which recommends that the starting point for such major planning applications in protected landscapes is refusal.'

In summary - CPRE objects to the proposed allocation at Crab Hill, Wantage on the basis of the adverse impact on the setting of a nationally protected landscape.

END