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| **New%20Image1** | **Local Plan 2031 Part 2**  Publication Version  Representation Form | | | | | | | | **Ref:**  **(For official use only)** |  |
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| **Name of the Local Plan to which this representation relates:** | | | | | | | | Vale of White Horse Local Plan 2031 Part 2 | |
| **Please return by** **5pm on Wednesday 22 November 2017 to:** Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk) | | | | | | | | | |
| 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\* | |  |  |  |  |  | 2. Agent’s Details (if applicable) | | |
| \*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. | | | | | | | | | |
| Title | | Mrs | | |  | |  | | |
|  | | | | | | |  | | |
| First Name | | Helen | | |  | |  | | |
|  | | | | | | |  | | |
| Last Name | | Marshall | | |  | |  | | |
|  | | | | | | |  | | |
| Job Title (where relevant) | | Director | | |  | |  | | |
|  | | | | | | |  | | |
| Organisation representing | | CPRE Oxfordshire | | |  | |  | | |
| (where relevant) | | | | | | |  | | |
| Address Line 1 | | 20 High Street | | |  | |  | | |
|  | | | | | | |  | | |
| Address Line 2 | |  | | |  | |  | | |
|  | | | | | | |  | | |
| Address Line 3 | |  | | |  | |  | | |
|  | | | | | | |  | | |
| Postal Town | | Watlington | | |  | |  | | |
|  | | | | | | |  | | |
| Post Code | | OX49 5PY | | |  | |  | | |
|  | | | | | | |  | | |
| Telephone Number | | 01491 612079 | | |  | |  | | |
|  | | | | | | |  | | |
| Email Address | | director@cpreoxon.org.uk | | |  | |  | | |
| **Sharing your details**: please see page 3 | | | | | | |  | | |

**Part B – Please use a separate sheet for each representation**

Name or organisation: CPRE Oxfordshire

3. To which part of the Local Plan does this representation relate?

Paragraph Policy Policies Map

CHAPTER 3 - DEVELOPMENT MANAGEMENT POLICIES

4. Do you consider the Local Plan is: (*Please tick as appropriate)*

4. (1) Legally compliant NO

4. (2) Sound NO No

4. (3) Complies with the Duty to Cooperate No

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| 5. Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. 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 Cooperate, please also use this box to set out your comments. |
| **New Policy relating to North Wessex Downs Area of Outstanding Natural Beauty**  Given that a considerable percentage of the Vale of White Horse District lies within the North Wessex Downs Area of Outstanding Natural Beauty, CPRE believes that the current Plan cannot be considered sound unless it includes a policy addressing the specific development requirements of this designation.  This would be in line with the recent discussions with a Planning Inspector as part of the West Oxfordshire Local Plan Examination in summer 2017. At the Inspector’s request, West Oxfordshire District Council, the Cotswolds AONB and CPRE Oxfordshire have now agreed a Statement of Common Ground outlining their agreement on such a policy (see response to Q6 below).  **The inappropriate deletion of Local Plan 2011 policies, including saved policies**  With the removal of so much greenfield land under the Local Plan 2031, it is incumbent on the District Council to give no less a protection to its landscape and to its historic buildings as was given in the Local Plan 2011. In that earlier Plan and the policies saved until now from that Plan, there were a number of policies that gave specific reference to vital protection for specific location and types of landscape and to historic buildings and sites.  CPRE does not accept the contention, in the Appendix to Topic Paper 6, that ‘*Core Policy 44 in the Part 1 Plan and the emerging Landscape Character Assessment will provide sufficient level of detail*’. Who has made this judgment and on what precisely is it based? Policy 44 and the Assessment quite obviously do not provide the same protections as the 2011 specific policies did.  We here follow the spirit of the publication version of Local Plan Part 2 – we quote from Paragraph 3.62:  ‘*The Local Plan 2031: Part 2 sets out additional detailed policies to complement those set out in the Part 1 plan’* and CPRE proposes policies for addition or modification to those in Chapter 3 of the present document.  (Continue on page 4 /expand box if necessary) |

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| 6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matter you have identified at 5 above. (NB Please note that any non-compliance with the duty to cooperate 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. |
| **Policy to replace NE6 relating to North Wessex Downs Area of Outstanding Natural Beauty**  CPRE proposes the following wording:  *‘In determining development proposals within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area’s natural beauty, landscape and countryside, including its wildlife, historic character and heritage assets. The North Wessex Downs AONB Management Plan and guidance documents are material considerations in decision making relevant to the AONB.*  *Major development will not be permitted within the AONB unless it satisfies the exceptional circumstances set out in national policy and guidance.*  *Proposals that support the economy and social well-being of communities located in the North Wessex Downs AONB, including affordable housing schemes and small scale renewable energy development, will be supported, provided they are consistent with the great weight that must be given to conserving and enhancing the landscape and natural scenic beauty of the area.’*  **Policy to replace NE8 relating to setting of Oxford**  **POLICY NE8**  In considering proposals for development affecting the landscape setting of Oxford, especially in areas within view of and from the City, particular regard will be given to the contribution that the surrounding landscape makes to Oxford’s setting in accordance with the 1990 Listed Buildings and Conservation Areas Act, in accordance with national policy on heritage settings and Historic England’s guidance on setting. Development will not be permitted if it would:   1. Harm the landscape setting and character of Oxford; or 2. Harm the setting of the internationally and nationally important listed buildings, conservation areas and registered parks and gardens that form the iconic skyline of Oxford, including effects on views out from and across the city and on the historic character of its surrounding landscape.   Oxford City Council’s Heritage Plan documents and policy on the landscape setting of Oxford and views in relation to Oxford’s skyline will be treated as material considerations in determining proposals to which this policy applies.  [We would encourage the Vale to consider adding Oxford City Council’s ‘view cones’ and  landscape setting characterisation map as an adjunct to its own landscape characterisation.]  **Retention of Other Saved Policies**  CPRE believes that in order for the Plan to be justified and consistent with Statutory obligations/duties and National Policy, Policies NE7 and NE9-NE12 (inclusive), all consistent with the NPPF and all Saved Policies in Appendix G of Local Plan 2031: Part 1, should be added to Section 3.2 ‘Landscape’ of the Part 2 Plan.  Below we give the numbers and texts of the 2011 Policies which contain the precise wording we propose be included as new policies in Chapter 3, with comments in brackets.  **~~POLICY NE6~~**  ~~Development in the North Wessex Downs Area of Outstanding Natural Beauty will only be permitted if the natural beauty of the landscape will be conserved or enhanced. Development which would be visually prominent, would detract from views from public vantage points or would spoil the appreciation of the landscape quality of the North Wessex Downs Area of Outstanding Natural Beauty will not be permitted. Major industrial or commercial development will not be permitted in the Area of Outstanding Natural Beauty unless:~~   1. ~~It is proven to be in the national interest and no alternative site can be found; and~~ 2. ~~All steps are taken to reduce the impact of the development on the beauty of the Area.~~   *This Policy should be replaced as above. It is vitally important that a specific AONB policy should be included, but the last section of the original wording is now unsound because it restricts the scope of ‘major development’ and does NOT refer to NPPF tests but proposes its own. This is demonstrably in need of replacement as suggested above.*  **POLICY NE7**  Development which would harm the prevailing character and appearance of the North Vale Corallian Ridge, as shown on the Proposals Map, will not be permitted unless there is an overriding need for the development and all steps will be taken to minimise the impact on the landscape.  ~~POLICY NE8~~  ~~The conservation of Oxford’s landscape setting will take priority in considering proposals for development in areas within view of the City. Development will not be permitted if it would:~~   1. ~~Harm the landscape setting of Oxford; or~~ 2. ~~Obscure or detract from an important view of the sky line of collegiate Oxford, particularly within the view cones as defined on the proposals map.~~   *This policy is not sound because it does not accord with the current concept of setting as defined in national policy, official guidance and many court judgments, that ‘setting’ is not an asset in its own right but concerns how the surroundings of a place contributes to its significance. In this instance, the place is an internationally important group of heritage assets whose setting comes within statutory obligations. Great weight national planning issues have been reinforced in relation to this (including not considering setting too restrictively) by several court judgments since 2011. The revised wording above addresses these shortcomings*  **POLICY NE9**  Development in the lowland Vale will not be permitted if it would have an adverse effect on the landscape, particularly on the long open views within or across the area.  [*The ‘long open views’ are an essential characteristic of the rural Vale and should be specifically protected.*]  **POLICY NE10**  In the urban fringes and important open gaps between settlements, as shown on the Proposals Map, development or changes of use which would harm their essentially open or rural character will not be permitted.  *[It is essential that the open gaps between settlements be specified on a proposals map, and that they are protected by a Policy stronger than ‘unacceptable narrowing’.]*  **POLICY NE11**  Proposals for development within or affecting areas of damaged or compromised landscape, in particular those areas defined for landscape enhancement on the Proposals Map, must provide a landscaping scheme which enhances the appearance of the area. Development which would further erode or damage the character of the landscape will not be permitted.  *[A proposals map should specify damaged or compromised landscapes where enhancement should be a priority*.*]*  **POLICY NE12**  Development within the Community Forest, as shown on the Proposals Map, must, wherever possible, make a positive contribution towards the creation of a diverse woodland environment appropriate to the landscape character of the area. Proposals which would prejudice the aims and objectives of the Great Western Community Forest will not be permitted.  *[A proposals map should specify protected environments.]*  (Continue on page 4 /expand box if necessary) |

**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?

**Yes**, I wish to participate at the

oral examination

YES

|  |
| --- |
| 8. If you wish to participate at the oral part of the examination, please outline why  you consider this to be necessary:  CPRE represents the views of its members across the District, is well-informed on the issues and would very much wish to contribute to any related discussion. |
| ***Please note*** *the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the examination.* |

Signature: Date:

**Sharing your personal details**

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Publicity Period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the council and the Inspector and respondents and the Inspector.

**Representations cannot be treated as confidential and will be published on our website alongside your name.** If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment. All representations and related documents will be held by Vale of White Horse District Council for a period of 6 months after the Local Plan is adopted.

**Would you like to hear from us in the future?**

I would like to be kept informed about the progress of the Local Plan

I would like to be added to the database to receive general planning updates

Please do not contact me again

**Further comment:** Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

**Alternative formats of this form are available on request.** Please contact our customer service team on 01235 422600 (Text phone users add 18001 before you dial) or email [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)

**Please return this form by** **5pm on Wednesday 22 November 2017 to:** Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)