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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

**4.1 to 4.7 & Sustainability Appraisal, Appendix N**

**& Policy 47a**

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 YES 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. |
| The Need for Phasing  The District Council and the Inspector appear to have a common understanding, that we do not share, that in order to satisfy the five-year housing supply requirement the Council must demonstrate that it has a sufficient housing supply to 2031 – 14 years from now. Perhaps as a result, we find no suggestion in the Plan that the housing allocations shown in the draft will be phased over the period of the Plan. In the absence of such a phasing scheme, it is only too likely that, once the Plan is adopted, the developers will bring planning applications forward as soon as practicable and in an uncontrolled sequence, with the risk of substantial mismatches between the putative growth in jobs and the availability of housing. This adds to the severe risk, to which we have drawn attention before, that much of the new housing will be taken up by people commuting to work outside the Vale or Oxford.    We note here a concern that more and more housing in the Vale is likely to be taken by those commuting outside the District or for investment purposes only, thus making it more and more difficult to meet local needs and sustain a vibrant community. We draw your attention to such reports as made front page news in The Times newspaper on Friday 7 April, titled ‘Foreigners dominate market for new homes’, by Andrew Ellson, where it was stated that ‘93% of flats in one of Manchester’s biggest housing developments had been bought by foreign residents or companies registered overseas’. The Vale has been, and we hope will continue to be, a particularly attractive place to live and work and its communities deserve to be protected by the Local Plan 2031.  Absence of effective monitoring coupled with prescribed and timely actions in case of failure to meet expectations  Associated with our concern about the absence of any phasing of the proposed development programme is our belief that there needs to be a mechanism for calling a halt to premature development if the expectation of job growth far in excess of historical trends is not fulfilled. The consequence, as noted above, could be an undesirable growth in commuting outside the area, ghost estates with severe under-occupancy, or half-completed eyesores.  Sustainability Appraisal  The **Sustainability Appraisal** does not comply with the SEA Regulations in that it does NOT predict the actual likely effects on the environment as required under Regulation 12(3) and Schedule 2, especially in respect of:   * landscape quality or character; * dark skies and light pollution; * loss of tranquillity * loss of species and habitats (or habitat creation); * historic landscape and character; * loss of or harm to heritage assets and their settings; * loss of archaeological sites and the implications for local resources to access and curate resultant materials.   Nor does it set out the practical measures required to “*prevent, reduce and as fully as possible offset”* the actual on-the-ground effects of development on such environmental assets and characteristics.  All these factors that contribute to peoples’ quality of life are both predictable and capable of being monitored to a reasonably good degree. There are also means by which harm could be (in the words of the SEA regulations) remedied reduced or offset where unforeseen effects arise.  Paragraphs 4.1 to 4.7, Policy 47a & Appendix N  **Paragraphs 4.1 to 4.7** of the Part 2 Plan make no reference to monitoring the actual environmental effects of the Plan; nor does **Policy 47a**. These ONLY explicitly concern delivery of development, NOT environmental protection. This is exacerbated by **Appendix N**, where the monitoring measures for the Development Management Policies also make next to no reference to actual changes to the environment, only decision-making procedures, with no provision to remedy, reduce or offset unforeseen impacts on the ground.  As such the Plan is not compliant with Regulation 17(1) of the SEA Regulations (SI 2004 No. 1633) which requires that:  *The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action.*  While the monitoring measures proposed below may seem extensive, at present Appendix N is notable for the extreme sparseness of environmental monitoring measures as well as their ineffectualness in terms of real change rather than just procedural activity (which has more to do with the council’s performance against legal requirements then anything in the real environment. All the measures proposed are either very readily implemented by officers keeping simple checklists in the course of casework, or can be based on data assembled via third parties, including community groups whose engagement in monitoring their environment would be socially beneficial.  (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. |
| We believe it is an urgent priority to establish the principle of FREQUENT formal audit of job growth against housing starts, with an ability to call a SWIFT halt to approvals if job growth falls short of expectation. (Note that this reinforces the need for a recognised phasing of developments within whatever allocations are finally adopted.)  In addition, we propose the following specific text changes:  **Text paragraphs 4.1- 4.7:**  4.3. We will continue to work jointly with stakeholders to deliver Local Plan 2031 objectives. This will include partnership working with both public agencies and the private sector and is necessary to ensure development progresses and environmental protection and social benefits are delivered in a manner consistent with the strategy identified in this plan and the three core strands of sustainable development.  4.5. The Council will publish information at least annually to show progress with Local Plan implementation including environmental and social policies in its Authority Monitoring Report.  4.6. The Council has included a Monitoring Framework at **Appendix N**, which identifies how the Council will monitor the effectiveness and implementation of the Local Plan 2031: Part 2 for each policy. The Council recognises that appropriate action will need to be taken if implementation of the plan or its environmental and social policies is clearly off track.  **Core Policy 47a: Delivery and Contingency**  Core Policy 47a will work in tandem with Core Policy 47 to ensure effective monitoring of both Local Plan 2031: Part 1 and Local Plan 2031: Part 2.  If the Local Plan 2031: Part 2 policies are not delivered in accordance with the Monitoring Framework set out in **Appendix N** the contingency measures identified in the Monitoring Framework will apply.  As with Local Plan 2031: Part 1, if the development of the additional sites and Sub Area Strategies identified in Local Plan 2031: Part 2 is not taking place as envisaged, the Council, in conjunction with its partners, will investigate the reasons for the situation and will implement appropriate action which may include one or more of the following:  i. seeking alternative sources of funding if a lack of infrastructure is delaying development or causing significant problems as a result of new development;  ii. seeking to accelerate delivery on other permitted or allocated sites  iii. identifying alternative deliverable sites that are in general accordance with the spatial strategy of the Part 1 Plan, through the appropriate mechanisms; and if required  iv. undertaking a partial or full review of the Local Plan 2031, if investigation indicates that its strategy, either in whole or in part, is no longer appropriate  v. adopting appropriate preventative or remedial measures or (if irreversible) compensatory if environmental protection is less effective than it should be.  **Appendix N**  Insert following environmental monitoring measures  **Overall environment:** number of applications approved contrary to external and/or internal technical advice  **Landscape Green Belt and Dark Skies:**   * ***AONB:*** *number of applications passed contrary to advice of N Wessex Downs AONB Partnership; number of applications affecting NWD AONB that are Schedule 2 development under EIA regulations and number of screening opinions issued; number of applications classed as ‘major development’ in NWD AONB and proportion approved;* * ***General Landscape:*** *area over which development-based landuse change would lead to alteration of a) landscape character type boundaries and b) historic landscape character types; extent of change to or loss of pre-19th century HLC types* * ***Dark Skies:*** *number of dark skies designations (discovery sites, areas, communities etc) recognised within or partly within the Council’s area; changes to CPRE dark skies qualitative mapping; extent of light pollution reduction measures introduced on roads and housing areas; number of dark skies community events; astronomers’ monitoring of visibility of key star clusters on clear nights* * ***Green Belt:*** *number of applications approved that trigger the test of ‘very special circumstances’; number of cases where the test of ‘very special circumstances’ relates to so-called ‘fall-back’ positions arising from permitted development proposals or potential options*   **Development Policies 36 to 39 (Historic Environment):**   * ***Conservation Areas:*** number of Conservation Areas and proportion with up-to-date appraisals; number of CA applications that enhance a CA; number of applications that detract from CA character or result in loss of open space that contributes to character; number of cases affecting the setting of a CA by developing countryside immediately bordering historic settlement. * ***Listed Buildings and locally listed buildings:*** number of listed building consent applications involving loss of fabric and/or character not offset by beneficial changes; number of applications notifiable to Historic England and amenity societies; number of applications involving harm only justifiable on basis of being clearly outweighed by substantial *public* benefits; number of applications in which setting issues are an adverse material consideration; * ***Registered Parks and Gardens:*** number of applications involving loss of fabric and/or character not offset by beneficial changes; number of applications notifiable to Historic England and amenity society; * ***Scheduled Monuments and archaeology:*** number of applications requiring Scheduled Monument Consent for loss of fabric; number of applications requiring desk studies, field evaluation/survey and full investigation; number of excavations ove 20m2 * ***Recording and Investigation:*** number of applications involving recording and investigation according to heritage asset type; volume of storage space in public repositories required for investigation archives; number of investigations published (by type of publication)   (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

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| 8. If you wish to participate at the oral part of the examination, please outline why  you consider this to be necessary:  CPRE has a long-standing concern with this issue, and would very much wish the opportunity to contribute to this 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)