

Vale of White Horse Local Plan 2031 Part 2

Schedule of Proposed Draft Main Modifications – February 2019

Representations by Dandara Ltd (Respondent ID: 758199)

These representations to Main Modifications (MM) proposed to the Vale of White Horse Local Plan 2031 Part 2 (LPP2) have been prepared by Dandara Ltd who are promoting land located to the West of Wantage for residential led, mixed-use development alongside the delivery of the West Wantage Link Road (WWLR), the route of which was safeguarded within the Local Plan Part 1 (LPP1). The site is not proposed for allocation within the LPP2. Dandara Ltd has engaged throughout the preparation of the LPP2 including at examination through Hearing Statements and attendance at the Hearing Sessions.

These representations will only comment on the MMs proposed to the submitted LPP2 (insertions and deletions). They will not repeat comments made in earlier representations or Hearing Statements.

Modification No.	Category / Policy / Para	Dandara Ltd Comment
MM2	Core Policy 4a	<p>Dandara Ltd supports the deletion of 1,000 new homes previously proposed at the Harwell Campus within the 'South-East Vale Sub-Area' table included within Core Policy 4a. The evidence for why this 1,000 home allocation within the AONB at Harwell was considered to be unsound was set out in detail within our Matter 7 Hearing Statement.</p> <p>As a result of the deletion of the 1,000 new homes to be delivered at Harwell through MM2, the LPP2 identifies a reduced 400 new homes within the 'South-East Vale Sub-Area' at North-West Grove which Dandara Ltd considers to be sound.</p> <p>Dandara Ltd supports the deletion of footnote 'c' originally included alongside the proposed Dalton Barracks allocation for 1,200 new homes within the 'Abingdon-on-Thames and Oxford Fringe Sub-Area' table included within Policy 4a. This deletion and its replacement with MM2 footnote 'c' recognises that insufficient evidence was available to soundly conclude that Dalton Barracks was able to accommodate additional housing, over and above the 1,200 home allocation, post 2031.</p>

		<p>Dandara Ltd supports the inclusion of text that recognises that the 2,200 dwellings for Oxford City will be added to five year housing land supply calculations over the period 2019-31 at 183 dpa. It is however unclear within MM2 whether this additional 183 dpa will apply to five year housing land supply calculations being made within the 'Abingdon-on-Thames and Oxford Fringe Sub-Area' or across the VoWH as a whole. Given the extent of Green Belt within the sub-area, and excellent levels of connectivity between Oxford City and other parts of the District, it is considered that as a minimum, the additional 183 dpa figure should also apply to five year land supply calculations carried out within the 'South-East Vale Sub-Area' and clarity within the MM2 text is sought.</p> <p>Whilst footnote 'a' explains that the figure for LPP1 allocations within the main Core Policy 4a table has been reduced by virtue of allocated sites becoming 'known commitments', for clarity the same footnote should be added to the end of the sentence within the third paragraph of the policy which reads '<i>2,252 dwellings will be delivered through strategic allocations (LPP1 allocations)</i>'.</p>
MM3	Core Policy 8a	<p>Dandara Ltd supports the deletion of footnote 'd' originally included alongside the proposed Dalton Barracks allocation for 1,200 new homes within the 'Abingdon-on-Thames and Oxford Fringe Sub-Area Part 2 Allocations' table included within Policy 8a. This deletion and its replacement with MM3 footnote 'c' recognises that insufficient evidence was available to soundly conclude that Dalton Barracks was able to accommodate additional housing, over and above the 1,200 home allocation, post 2031.</p> <p>Whilst footnote 'a' explains that the figure for LPP1 allocations within the main Core Policy 8a table has been reduced by virtue of allocated sites becoming 'known commitments', for clarity the same footnote should be added to the end of the second sentence within the second paragraph under the Policy 8a 'Housing Delivery' heading which reads '<i>523 dwellings will be delivered through strategic allocations (LPP1 allocations)</i>'.</p>
MM4	Core Policy 8b	<p>Dandara Ltd supports amendments to the Policies Map and Figure 2.3 to reflect the reduced extent of the Dalton Barracks allocation and associated reduction in the quantum of Green Belt to be released. This MM reflects the extent of land and Green Belt release required to deliver the 1,200 home allocation with insufficient evidence to soundly demonstrate the ability of the site to deliver in excess of 1,200 homes post 2031.</p>

MM8	Core Policy 15a	<p>Dandara Ltd supports the deletion of the final bullet point under para. 2.96 relating to the delivery of housing at Harwell Campus.</p> <p>Dandara Ltd supports the deletion of 1,000 new homes previously proposed at the Harwell Campus within the 'South-East Vale Sub-Area Part 2 Allocations' table included within Core Policy 15a. The evidence for why this 1,000 home allocation within the AONB at Harwell was considered to be unsound was set out in detail within our Matter 7 Hearing Statement.</p> <p>As a result of the deletion of the 1,000 new homes to be delivered at Harwell through MM2, the LPP2 identifies a reduced 400 new homes within the 'South-East Vale Sub-Area' at North-West Grove which Dandara Ltd considers to be sound.</p> <p>Whilst footnote 'a' explains that the figure for LPP1 allocations within the main Core Policy 15a table has been reduced by virtue of allocated sites becoming 'known commitments', for clarity the same footnote should be added to the end of the second sentence within the second paragraph under the 'Housing Delivery' heading which reads '<i>1,517 dwellings will be delivered through strategic allocations (LPP1 allocations)</i>'.</p>
MM9	Core Policy 15b	<p>Dandara Ltd supports the MM9 deletions to Core Policy 15b which focus the Harwell Campus Comprehensive Development Framework on delivering 3,500 net additional jobs in the Plan period up to 2031 which is consistent with the designated Enterprise Zone status of the land.</p> <p>Dandara Ltd supports the MM9 deletions within Core Policy 15b which related to the 1,000 new homes previously proposed at the Harwell Campus. The evidence for why this 1,000 home allocation within the AONB at Harwell was considered to be unsound was set out in detail within our Matter 7 Hearing Statement.</p> <p>Dandara Ltd supports the addition within MM9 para. 2.115 which recognises the value of delivering residential accommodation which is truly ancillary to the main employment function of the campus. The reference to planning permission ref. P15/V0575/EZ is important in demonstrating that such ancillary residential accommodation which is fundamental to achieving and supporting Enterprise Zone objectives</p>

		can be delivered through the existing Development Management system and having particular regard to the provisions of para. 172 of the 2018 NPPF and the consideration of AONB 'exceptional circumstances'.
MM10	Core Policy 15c	Dandara Ltd supports the insertion of Core Policy 15c relating to a 'Grove Comprehensive Development Framework' and particularly the recognition within the newly introduced text that <i>'it is important that the new development planned for Wantage and Grove delivers infrastructure (such as new services, facilities and roads) alongside the delivery of new housing'</i> .
MM28	Site Development Template: East of Kingston Bagpuize	Whilst Dandara Ltd continues to consider that the allocation of housing on land to the east of Kingston Bagpuize is unsound as evidenced by our Matter 4 Hearing Statement, we are supportive of the inclusion within MM28 of a restriction on development until the completion of upgrade works to the Frilford Junction.