

Comment

Consultee	Mr Duncan Cox (868466)
Email Address	[REDACTED]
Address	1 Fieldside Chilton Didcot OX11 0RU
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mr Duncan Cox
Comment ID	LPPub26
Response Date	27/11/14 22:16
Consultation Point	Core Policy 40: Sustainable Design and Construction (View)
Status	Submitted
Submission Type	Web
Version	0.2

Q1 Do you consider the Local Plan is Legally Compliant? Yes

Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified) No

If your comment(s) relate to a specific site within a core policy please select this from the drop down list. N/A

If you think your comment relates to the DtC, this is about how we have worked with the Duty to Cooperate bodies (such as neighbouring planning authorities)

Q3 Do you consider the Local Plan complies with the Duty to Co-operate? Yes

Q4 Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. 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 co-operate, please also use this box to set out your comments.

The recent housing developments at Chilton and Great Western Park have been of a housing design that does not meet the most demanding sustainability requirements that the council can palce on

developers. Systems such as ground source heat pumps, PV roof panels, rain water collection for grey water and heat recovery air exchange systems are all proven technologies and can be easily incorporated. Instead the housing is erected at minimum cost maximum speed and this has resulted in a large number of issues for both aforementioned developments such as leaking roofs and ground slippage. If the council is serious about using the word 'sustainable' then it needs to exercise its powers in planning to ensure that developers meet the highest standards possible. Yes the houses will cost more to build but given that the house would cost the same to build in an area where prices are low surely the incentive to build them where the retail price covers the cost to a greater level is better?

Q5 Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate 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.

Ensure that any developers meet the most demanding sustainability specifications (Code 6?)

***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.

Q6 If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? No - I do not wish to participate at the oral examination