

Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Taylor Wimpey (Mr Andy Cattermole)
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Consultation Point	Core Policy 20: Spatial Strategy for Western Vale Sub-Area (View)
Status	Submitted
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Q1 Do you consider the Local Plan is Legally Compliant?	No
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? No

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.

INTRODUCTION

We have been instructed on behalf of our client, Taylor Wimpey to comment on the Vale of White Horse Local Plan 2031, Part One. We are objecting to the removal of Site 30, the site South of Shrivenham from the plan because of community response to the previous consultation. It is believed that this site should remain allocated within the Local Plan as a strategic site for residential development. It is believed the removal of this site from the Local Plan is unreasonable and unjustified and may lead to the loss of an easily deliverable supply of housing within an area where the local facilities and services support additional growth. This representation will set out the main issues with regard to the removal of this site which will include:

1. The site is a suitable and sustainable urban extension to Shrivenham and there is not a robust technical argument as to why it should not remain within the Local Plan
2. The site can contribute to the Vale of White Horse's 5 year housing land supply;
3. Removing the site may lead to a loss of deliverable housing land within Shrivenham and the wider Western vale sub-area.

THE SUITABILITY OF THE SOUTH SHRIVENHAM SITE FOR RESIDENTIAL DEVELOPMENT

The site had previously been identified within the previous Local Plan consultation as a suitable site for residential development informed by the Sustainability Appraisal which was published in October 2014. This report sets out a number of positive factors relating to the site in South Shrivenham including:

- ? Its ability to deliver housing in the short-term;
- ? Its siting adjacent to an existing settlement rather than the development of an isolated settlement
- ? It is within walking distance of existing facilities, although there is an opportunity for further facilities to be developed
- ? There are good employment opportunities in the surrounding area

There were some issues which arose although these were not insurmountable problems. They included the identification of Great Crested Newts on the site and the proximity of the nearest bus route. These matters have been respectively addressed in the current planning application P13/V1514/O by way of a suitable mitigation strategy and the provision of footpath linkages with the village. Overall the site assessment appeared positive and the site appropriate for residential development.

The Town and Village Facilities Study (updated February 2014) identifies that Shrivenham is the joint most sustainable larger village in the district when considered in respect of local services and facilities, with 27 point. It shares this level of sustainability with Kennington, which is located within the Green Belt. As such, the Council's evidence base indicates that Shrivenham should be considered a suitable location for growth in the Local Plan.

The Local Plan allocates some 1,500 new dwellings in the Oxford Green Belt. Whilst Taylor Wimpey is fully supported of a holistic view of the Oxford Green Belt, the de-allocation of suitable (and deliverable) sites such as South Shrivenham from the plan should be avoided, particularly where there is a preference for sustainable growth in suitable locations outside of the Green Belt.

VALE OF WHITE HORSE HOUSING LAND SUPPLY

It is known through the 2014 SHMA that Oxfordshire councils have recently had issues relating to housing land supply particular since it was published that Oxford City cannot meet their housing requirement within their administrative boundary. This is identified in the proposed Core Policy 2, 'Cooperation on Unmet Housing Need for Oxfordshire?'. As a consequence surrounding councils including the Vale of White Horse have had to review their own housing land supplies in an attempt

to reduce the deficit. The Vale of White Horse's Local Plan Part One plans to allocate 21 strategic sites for residential development in order to contribute towards the 20,560 new dwellings required between 2011 and 2031. It has been reported that although the Council can demonstrate a five year housing land supply, when a 20% buffer is taken into account, this is reduced to 4.6 years (housing topic paper) for the period 2015-2020.

This would suggest that the Council will need to find further sites for residential development in order to reduce their undersupply in housing land. It is therefore suggested that the site at South Shrivenham is reinstated to the Local Plan as an allocated site. The site has previously been assessed and concluded by the Council that residential development is appropriate on the site. This would in the short term provide 59 homes and in the long term provide up to 200 homes which would help relieve the housing land shortage.

It should also be noted that the trajectory has overestimated completions of some of the larger sites within the District, in which my client has significant interests. In reality therefore, the current housing land supply position is not as being reported.

CONCLUSION

This representation has been made on behalf of our client, Taylor Wimpey to object to the removal of the site in South Shrivenham from the Local Plan Part One: Strategic Sites and Policies. Several issues have been raised within this letter which have concludes that is not justifiable to remove the South Shrivenham site from the Local Plan, based on consultation responses alone when there are numerous reasons why the site should remain allocated in the plan.

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? Yes - I wish to participate at the oral examination

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Q7 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We would like to reserve the right to attend the Examination to support the reinstatement of South Shrivenham into the Local Plan.