

Comment

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Company / Organisation	Taylor Wimpey Uk Ltd and Persimmon Homes Limited
Address	c/o Agent c/o Agent c/o Agent
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Taylor Wimpey Uk Ltd and Persimmon Homes Limited ()
Comment ID	LPPub1061
Response Date	19/12/14 12:07
Consultation Point	Core Policy 20: Spatial Strategy for Western Vale Sub-Area (View)
Status	Submitted
Submission Type	Web
Version	0.1
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

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.

In general **Persimmon Homes** and **Taylor Wimpey UK Ltd** do not object to the overall approach to development in the Western Vale Sub-Area, where the lowest quantum of development is directed to reflect the relatively rural character of the area, and where development is predominantly required to support local services and facilities and/or to meet local needs. As in other locations however it is essential to fully assess and quantify (robustly) the actual capacity and deliverability of sites that are proposed for allocation. If the capacity of suggested sites has been over estimated there will be an overall shortfall, including in the first five year period, which should be made good by the allocation of additional land.

There is particular concern in respect of the **200** dwelling allocation directed to South West Faringdon, where the Landscape Capacity Study indicated that the majority of the site is unsuitable for development on landscape and visual grounds, with a maximum capacity of **115** homes. It seems to us that in this location, potentially together with some other sites, the Council has been overly optimistic in respect of the potential site capacity, thereby ensuring that the sites can meet the **200** unit threshold set (for strategic site allocations) and possibly to also minimise the total number of sites that have been identified. In the case of South West Faringdon an area almost twice the size of that suggested in the Landscape Capacity Study has been proposed and it is very unlikely that **200** units would be achieved on this area.

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.

As above

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:

To elaborate on representations and participate in discussions on relevant issues.