

Comment

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Company / Organisation	Taylor Wimpey Uk Ltd and Persimmon Homes Limited
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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Taylor Wimpey Uk Ltd and Persimmon Homes Limited ()
Comment ID	LPPub1062
Response Date	19/12/14 12:07
Consultation Point	Core Policy 2: Cooperation on Unmet Housing Need for Oxfordshire (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.

Whilst we consider that **Core Policy 2** is well intentioned in seeking to address un-met need from elsewhere in the market area, it seeks to do so through either a full/partial review of the Local Plan or a site allocations development plan document. Whichever approach is adopted, it will be a time consuming and reactive process which will be unlikely to assist quickly, for example in terms of providing a five year supply of housing and ensuring the requirements of the Framework are being met (in respect of meeting full objectively assessed needs, boosting significantly housing supply, and supporting continued economic growth and prosperity).

This issue has become more significant with the **December 2014** publication of the report *‘Oxford’s Housing Land Availability and Unmet Need Assessment’*, which has been prepared by URS on behalf of **Oxford City Council**. This document confirms that Oxford can only accommodate as little as a third of its housing need (when supply is measured against the upper end of the range for OAN identified for Oxford).

There is an opportunity to plan more positively for un-met housing need within the market area at an early stage. This could include the Plan specifically identifying additional sites which would provide certainty, as part of the plan-led approach to development. Although less preferable, a further alternative would be, the identification of future ‘directions of growth’ that could be brought ‘on-stream’ without delay, through the Development Management process.

The current approach anticipates unmet housing need in the wider area, which the Vale would be well placed to assist in meeting (at least in part), and where aside from joint working in respect of Green Belt review or potential new settlements a more pro-active and positive approach can be taken now, as suggested above. Amendments should be made to ensure that the Plan is positively prepared and sound in this regard.

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.