

Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Mr Andrew Skinner
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Consultation Point	2 Chapter 2: Key Challenges and Opportunities (View)
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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? 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.

In order to be judged sound, the plan has to be deliverable.

The current position in the Vale is that we were not able to meet the requirements for a 5-year housing supply, even when the target figures were significantly less than those which the Plan claims it will provide.

The Plan's spatial strategy focus only on the expansion of existing settlements. There are no strategic initiatives to enable the step-function increase in house building that it envisages.

This approach can only deliver, at best, 'business as usual', in other words less than 500 houses per year. The plan as published requires three times this amount.

Such an increase without any justification for how it can be achieved, renders the plan ineffective.

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.

I believe the ramp-up in building is necessary, but will require four to five years to accomplish, and can only be achieved if there is a focus-point to enable planners and developers to work.

The existing settlements in the Vale do not lend themselves to such a focus, as the nibbling-away of the green belt and encroachments on ANOB demonstrate.

A number of people and groups have, however, independently identified the 'Reservoir Site', as having excellent potential as a Garden City, whilst still leaving room for a smaller reservoir with strong recreational value.

This option could be developed to provide many advantages for the Vale as a whole: protecting Green belt; enhancing cross-vale transport links; encouraging the eco-town concepts which would be much more economically viable on such a large-scale site.

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:

I would like to make myself available if there should be a need to explain particularly the points around the need for a new approach and the viability of the Garden City concept as it could be applied to a green-field site in the Vale.