

Comment

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Company / Organisation	Planning Potential
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Company / Organisation	Green & Co
Address	N/A N/A N/A
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Green & Co ()
Comment ID	LPPub803
Response Date	18/12/14 12:18
Consultation Point	Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area (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)	Yes
If your comment(s) relate to a specific site within a core policy please select this from the drop down list.	North West of Abingdon-on-Thames

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.

We support the Council's inclusion of Sub-Areas, which provides policies for the delivery of homes, jobs, retail, leisure, other commercial uses, and infrastructure. This is in accordance with Paragraph 156 and 157 of the NPPF and are considered crucial.

Abingdon-on-Thames is identified as the largest most sustainable Market Town and therefore, it is appropriate to direct a large proportion of the districts housing needs to this settlement.

The table within Policy 8 shows that up to 722 new homes will be allocated through Part 2 of the Local Plan. We reiterate our comments in relation to Policy 4, in that we consider this approach to be policy compliant. The Plan sufficiently shows how the delivery of up to 18 years housing supply can be achieved and includes measures as to the approach it will take in order to deliver the remaining need.

One of the tests of the soundness of the Plan is that its policies must be effective. The Plan would not be effective if its policies included housing figures which the Borough simply would not have the capacity to deliver. This is a point that should be given considerable weight.

This approach was agreed by the Inspector during the Examination of Croydon's Local Plan Part 2, where their objectively assessed need for the period 2011 to 2021 could be achieved, but was not possible for the period 2021 to 2031 and as such, there was a shortfall of land for circa 6,900 new homes.

The second table of the policy sets out the number of homes to be allocated to each strategic site. As a general comment we would encourage the Council to provide some flexibility to the numbers identified, to enable more or less homes to be delivered following further detailed assessments of the individual sites as part of the development proposals.

The allocation at North West of Abingdon-on-Thames comprises two separate parts. These are in separate ownership and have been promoted through the Plan process by separate agents. Discussions between the two interested parties has now begun and assessments have been undertaken to establish the number of dwellings that can be accommodated when all site constraints are taken into account. It is considered that land east of Wootton Road has the potential to provide circa 170 new dwellings, whilst land west of Wootton Road (my clients interest), is able to deliver circa 90 dwellings. Therefore, we consider that the Council should look to provide greater flexibility in the numbers they are proposing by stating a minimum of 200 homes.

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.

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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 are acting on behalf of our client who has an interest in the North West Abingdon-on-Thames strategic allocation and as such, we request to participate in the EIP in order to support this site and other policies in the plan.