

Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Dijkman Planning LLP (Mr Ken Dijkman)
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Response Date	14/01/15 16:29
Consultation Point	Core Policy 2: Cooperation on Unmet Housing Need for Oxfordshire (View)
Status	Submitted
Submission Type	Email
Version	0.11
Files	2748 Concept Layout REV A SK04 1.pdf
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
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.

Cooperation on Unmet Housing Need for Oxfordshire (Core Policy 2) There are serious questions about the Soundness of the plan in relation to its ability to meet the objectively assessed need for housing in the housing market area. Oxford City has made it clear that surrounding Districts will be required to take additional housing due to the City's inability to physically accommodate the requirements identified within the Oxfordshire SHMA. In this context additional housing within the District will be required, and in the short term the five year land supply requirement will be increased.

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:

The Land at east Challow constitutes a significantly more sustainable and deliverable proposal than those allocated in more sensitive and less sustainable locations elsewhere (sites 1,2,3,4 12 & 13). The overall Soundness of the plan is compromised by: 1. the lack of acceptance that unmet housing need increases the quantum of 5 year land supply, 2. by allocations with Green Belt and AONB locations when sustainable alternatives are demonstrably available 3. Reliance upon an artificial 'ring fence' related to housing delivery through major allocations, a mechanism that is considered necessary because their deliverability is in doubt. These three issues render the plan unsound and contrary to Government Policy. These matters require open debate and discussion as do the merits of the site at East Challow which is being proposed as a way of helping to establish a Sound Plan.