
Vale of White Horse District Local Plan 2031 Examination in Public

Response of Barton Willmore
(On Behalf of Radley College & Kibswell Homes)

Matter 13: Viability, Delivery, Monitoring and Contingency
(CP47 and Monitoring Framework)

January 2016

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RESPONSES OF BARTON WILLMORE (ON BEHALF OF RADLEY COLLEGE & KIBSWELL HOMES) TO MATTER 13: VIABILITY, DELIVERY, MONITORING AND CONTINGENCY (CP47 AND MONITORING FRAMEWORK)

MATTER 13: VIABILITY, DELIVERY, MONITORING AND CONTINGENCY (CP47 AND MONITORING FRAMEWORK)

13.1 Having regard to NPPF paragraph 174, has the likely cumulative impact of the plan's policies and standards, together with other local and nationally required standards, been adequately considered using appropriate available evidence? Is there evidence that the plan's policies and standards would not put implementation of the plan at serious risk and would facilitate development throughout the economic cycle?

1.1 According to Paragraph 173 of the NPPF to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

1.2 Paragraph 174 of the NPPF goes on to state that in order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle.

1.3 Overall, it is considered that on the Policies facilitate development throughout the economic cycle and there is no evidence to suggest that the Policies set out in the Plan would prevent a site's deliverability nor is there any evidence to suggest that the Policies are so over burdensome that a site would become unviable.

13.2 Do policy CP47 and Appendix G (The Monitoring Framework) provide a sound basis for monitoring implementation of the Core Strategy and for taking appropriate action if implementation is not on track?

1.4 Policy CP47 commits to a full or partial review of the Local Plan, or the allocation of appropriate housing sites through a subsequent DPD if allocated development sites and/or development to be brought forward through Neighbourhood Plans are not coming forward in a timely manner.

1.5 It is considered that the Council's approach is considered logical and appropriate and fully compliant with national policy.