

**Vale of White Horse Local Plan Part One:  
Strategic Sites and Policies**  
Publication Stage Representation Form

Ref:

(For official  
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk) no later than Friday 19 December 2014 by 4.30 pm precisely.

This form has two parts –

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

## Part A

### 1. Personal Details\*

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title

First Name

Last Name

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail Address

(where relevant)

### 2. Agent's Details (if applicable)

Mr

Robert

Barber

Director

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## Part B – Please use a separate sheet for each representation

Name or Organisation :

3. To which part of the Local Plan does this representation relate?

Paragraph

Policy

CP2

Proposals Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

YES

No

4.(2) Sound (Positively Prepared, Effective and Justified)

Yes

YES

No

4 (3) Complies with the Duty to co-operate

Yes

YES

No

*Please mark as appropriate.*

5. 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.

See Additional Sheet

6. 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 at 5 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.

N/A

**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.**

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

☐

No, I do not wish to participate at the oral examination

☐

Yes

Yes, I wish to participate at the oral examination

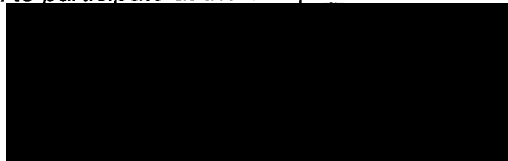
8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Redrow is of the view that the publication version is sound, in this regard, and the approach underpinning Core Policy 2 appropriately reflects the advice at paragraph 178 -181 of the NPPF.

Redrow Homes would wish to appear at the examination in order to explore and explain the significance of Core Policy 2 to the timely delivery of the policies set out in the publication version and City Deal as perceived by a company which will assist in the implementation phases. The stance outlined in Core Policy 2 provides an important statement of intent to enable necessary investment decisions to be taken now to ensure delivery can proceed as anticipated / required.

**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.

Signature:



Date:

15.12.14.

## **Question 5 - Additional Sheet**

Paragraph 181 of the NPPF states that local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when a Local Plan is submitted for examination.

The intended process of collaboration is a vital component of implementing the Oxford and Oxfordshire City Deal (January 2014). Through the City Deal the Government outlined the future national role of Oxford and the consequential need for increased housing provision,

*“More housing is essential for the future of the knowledge economy in Oxford and Oxfordshire.”* (Page 5).

Accordingly, City Deal partners recognise the need for local authorities to work collaboratively to identify a more strategic and ambitious approach towards delivering housing growth. Indeed, this is essential to the future of the knowledge economy in Oxfordshire.

Redrow Homes acknowledge that the housing requirement figure in Core Policy 4 does not appear to incorporate the accommodation of new dwellings that cannot be delivered in Oxford itself. Accordingly, Redrow Homes endorse the inclusion of Core Policy 2 in the Local Plan, which outlines the Council's ongoing commitment to fulfilling its statutory 'duty-to-cooperate' with all other Oxfordshire local authorities in accordance with the Oxfordshire Statement of Co-operation.

The Oxfordshire Statement of Co-operation outlines the commitment that the local authorities will jointly meet, in full, the objectively assessed need across the Oxfordshire housing market area. Redrow Homes consider that the planning policy mechanisms outlined in Core Policy 2, in terms of potentially undertaking a Local Plan review or producing a Site Allocation style document to address unmet need, are a sound and an appropriate way to proceed at this time.

The Council's commitment to delivering its own housing need and the wider need in Oxfordshire is clearly expressed in paragraph 3.19 of Topic Paper 1 supporting the Local Plan,

*“While it is important that Vale progresses with the adoption of its own Local Plan for the reasons stated above, it is also important that in parallel we are proactive in working with all the Oxfordshire authorities to determine the quantum of unmet housing need for the whole of the Oxfordshire area, and we are committed to doing so.”*

We endorse the Council's pragmatic approach to addressing Oxford's unmet housing need once it has been quantified. Core Policy 2 is a key policy helping to deal with the short term need for a local boost to housing completions whilst securing the framework to underpin the delivery of Oxford's needs in the medium term. The approach adopted by the Council will make an immediate contribution to supporting nationally significant economic development in the Oxford area.

The ongoing commitment and consistent approach adopted by local authorities to the duty-to-cooperate, across the Oxfordshire Housing Market Area, is reinforced by the Inspector's Note No.2 (Cherwell Local Plan Examination, 2014) which highlights that, in respect of the Cherwell Local Plan, *“the tests of legal compliance and in relation to the duty to cooperate are considered to have been met by the Council, to date, with*

*no compelling evidence to indicate otherwise". Accordingly, the proposed Main Modifications to the Cherwell Local Plan (August 2014) include a similar statement at Paragraph B.39b, in respect of the the duty-to-cooperate, to that outlined in Core Policy 2 of the VoWH Local Plan,*

*"Cherwell District Council will continue to work jointly with the Oxfordshire local authorities to assess all reasonable spatial options, including the release of brownfield land, the potential for a new settlement and a full strategic review of the whole of the Oxford Green Belt. These issues are not for Cherwell to consider in isolation..... If this joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District."*

In light of the above, it is considered that the duty-to-cooperate is clearly being fulfilled, in respect of planning to deliver any unmet housing need across the Oxfordshire housing market area as far as is reasonably possible. Furthermore, through the Local Plan, the Council has the necessary planning policy hooks in place to accommodate any additional housing need in the district as and when it is jointly identified.