

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 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)	Redrow Homes
Address Line 1	C/O Agent
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
Pegasus Group
3 Pioneer Court
Chivers Way
Histon
Cambridge
CB24 9PT
01223 202 100
robert.barber@pegasuspg.co.uk

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

Fig 5,1

Policy

CP8

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

No

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.

At present Core Policy 8 is unsound in the context of paragraph 182 of the NPPF

Redrow Homes would note that its anticipated trajectory is not the same as the HOUSING DELIVERY TRAJECTORY at Appendix 3 of Topic Paper 4. Accordingly, Redrow considers that the publication version should be modified to incorporate a more positive delivery trajectory for the south of Kennington location identified at Core Policy 8.

Redrow Homes would also suggest that the last part of the first paragraph of Core Policy 8 be re-phrased to read *'to minimise pressure on the highway network whilst maintaining the strategic purposes of the Oxford Green Belt'*.

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

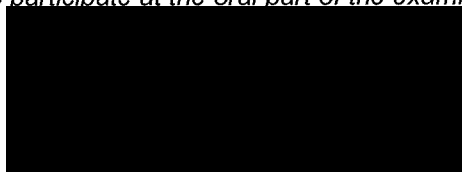
8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

The Local Plan raises the importance of delivering the City Deal. Redrow Homes is a key stakeholder in this process and feels that it is of vital importance that we participate in the examination hearings to explain and explore the critical strategic issue of housing delivery.

By participating in examination hearings Redrow Homes can provide up to date and robust evidence on the delivery of the South Kennington allocation in the context of the housing delivery trajectory.

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:

18.12.14.

Question 5 - Additional Sheet

The site South of Kennington is proposed for allocation to deliver 270 dwellings and lies within the Abingdon-on-Thames / Oxford Fringe sub-area. This sub area is a highly sustainable location for the accommodation of new homes and employment opportunities, particularly when viewed in the context of its proximity to Oxford and excellent public transport connectivity. We agree with the comment at paragraph 5.4 of the Local Plan that the sub-area *"is a highly sustainable location for development particularly due to its proximity to the City of Oxford."* The delivery of new housing development in this sub-area would help meet a wider objective of the City Deal, which is to accelerate housing delivery across the county. In the endeavour to secure sustainable patterns of development Redrow concur with comments at paragraph 5.1 of the publication version, that the sub-area has strong functional links with Oxford and constitutes a substantial employment area in its own right.

Redrow Homes consider that the proposed South Kennington allocation can be delivered, within the context provided by the Site Development Template within Appendix A of the Local Plan. Redrow Homes is committed to working in the context of Core Policy 8 which states that the delivery of strategic allocations will be supported by a Masterplanning process involving the community, local planning authority and stakeholders. Indeed, the Masterplanning process has already commenced and a significant amount of the technical work required to support a planning application is in the process of being undertaken. Paragraph 5.10 of the publication version refers to the manner in which the strategic sites are expected to be implemented. Redrow endorse the approach described in that paragraph.

The South Kennington allocation is highly deliverable, in a sustainable location and is not reliant on the delivery of new infrastructure; albeit Redrow Homes acknowledge that the site allocation will help deliver the A34 junction upgrade via appropriate developer contribution. The delivery of small-scale sites released from the Green Belt, such as the Kennington allocation, play an important role in the Council's five year housing land supply.

Redrow Homes can deliver the site in the short term and would deliver 140 units in the forthcoming five-year monitoring period, which is a material contribution towards the Council's five year housing land supply. Redrow Homes' delivery timetable and trajectory for completions is set out below:

See over the page

Redrow Homes - Delivery Timetable

Timeframe	Description
January – June 2015	Pre-application discussions/application preparation
June 2015	VoWH Vale of White Horse Local Plan Examination
July 2015	Submission of outline planning application (OPA) - all matters reserved except access and parallel Section 106 negotiations
October 2015	Adoption of Vale of White Horse Local Plan
December 2015	Determination of Outline planning application (beyond six week Judicial Review period)
Jan-Feb 2016	Reserved Matters Application (RMA) preparation
March 2016	Section 106 signed and Outline Planning Permission issued
April 2016	RMA submission
July 2016	RMA determination and approval issued
December 2016	Land acquired
January 2017	Site start/infrastructure delivery
July 2017	First legal completions

Redrow Homes - Trajectory for completions

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
No. of units	20	60	60	60	60	10

The delivery of small-scale sites released from the Green Belt, such as the South Kennington allocation, play an important role in the Council's five year housing land supply. Indeed, this point is reaffirmed by the Sustainability Appraisal (SA) which outlines that housing delivery will be frontloaded to the beginning of the plan period in order to meet previous shortfall in a shorter time period. Additionally, the Sustainability Appraisal recognises the significance of smaller sites in delivering a step change in housing completions.

Redrow Homes consider that a change is required to the wording of Core Policy 8 to ensure it reflects more appropriately the need to release sites from the Green Belt to implement the aims of the City Deal and the Local Plan's Spatial Vision. As presently worded Core Policy 8 is unsound as it could prevent implementation of a strategy which effectively delivers the objectively assessed need. To address this concern Redrow Homes would suggest that the last part of the first paragraph of Core Policy 8 be re phrased to read *'to minimise pressure on the highway network whilst maintaining the strategic purposes of the Oxford Green Belt'*.