Comment

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Address	c/o Agent c/o Agent c/o Agent
Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Taylor Wimepy Uk Ltd and Persimmon Homes Limited ( )
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Response Date	19/12/14 12:05
Consultation Point	Core Policy 5: Housing Supply Ring-Fence (View)
Status	Submitted
Submission Type	Web
Version	0.1

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

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.

> **Persimmon Homes** and **Taylor Wimpey UK Ltd** support the principle established by **Core Policy 5** in respect of a ?ring fence? to housing supply in the Science Vale area, replicating arrangements agreed as part of the **South Oxfordshire Core Strategy** in respect of Didcot, and where the ?siphoning off? of development to other parts of the District would not support the focus for growth in this area which is a key element of the plan.

> That said there is concern with the current wording of **Core Policy 5** , as it should make specifically clear that the ?ring fence? should not prevent additional development from being accommodated in the Science Vale area (to support its overall position in the plan strategy, and where further suitable unconstrained sites exist) as this would constrain the overall supply of housing in the HMA in circumstances where (for example) rates of delivery in areas outside of the Science Vale were falling behind expectations.

> To ensure that it is effective and sound **Core Policy 5** should be amended to make clear that the ?ring fence? is not a restriction on bringing forward additional suitable and deliverable sites within the ?ring-fence? area, as housing delivery here will support growth in, and the needs/demands of, the wider Housing Market Area.

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.

> As above

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:

> To elaborate on representations and participate in discussions on relevant issues.