



**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	Mr
First Name	Andy
Last Name	Cattermole
Job Title (where relevant)	Planning Manager
Organisation (where relevant)	Taylor Wimpey
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
Steven
Neal
Associate
Vail Williams
540 Thames Valley Drive
Reading
Berkshire
RG6 1RA
07899986780
sneal@vailwilliams.com

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

CP 15

Proposals Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

X

No

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

Yes

X

No

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

Yes

X

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 attached letter

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.

See attached letter

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, 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:

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:

18/12/2014

Ref: P14-2695



18th December 2014

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Dear Sir/Madam

Representations for Vale of White Horse Local Plan Part One: Strategic Sites and Policies

INTRODUCTION

We have been instructed on behalf of our client, Taylor Wimpey, to submit the representation in support of the Local Plan Part One which includes the site West of Harwell for the residential development of 200 dwellings. We are supporting the inclusion of this site because of its suitability for residential development which will contribute towards the Vale of White Horse's housing land supply. The main supporting points which will be raised in this representation will relate to:

1. The suitability and deliverability of the site for residential development.

THE SUITABILITY AND DELIVERABILITY FOR RESIDENTIAL DEVELOPMENT

The site at the West of Harwell is free of any insurmountable technical constraints and is suitable for residential development and realistically developable within the early years of the plan. Appendix 4 of the Local Plan sets out a development site template and raises the issue of the surrounding road networks, particularly Grove Road. It notes the following:-

Access can be taken from Grove Road but this and its junction with A4130 will need to be improved (Grove Road has a width restriction)

Taylor Wimpey acknowledges the need for highway improvement works and has appointed transport consultants who are liaising directly with Oxfordshire County Council in this regard. Taylor Wimpey have informed us that they are willing to undertake the necessary highways works along Grove Road to facilitate the allocation of the site West of Harwell. The other issue that arose through the site assessment was that the site is considered high risk to groundwater. Investigations have been undertaken, in combination with the development of the adjoining site at Greenwood Meadows, and a hydrology strategy will be produced in

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support of any application to ensure that the development of the site is not harmful to flooding and drainage.

Our client supports the allocation of this site as they believe that the site can be delivered in its entirety within the first five years of the plan period from its adoption. This will help contribute towards the early delivery of housing, where in previous years the Council has been below their annual housing targets.

The allocation is in conformity with the National Planning Policy Framework and in particular it's golden-thread, 'a presumption in favour of sustainable development.' The site is supported for allocation because of its sustainable location on the edge of an existing and established settlement, which minimises the need for private vehicles as Harwell contains many community facilities and services. In addition the development of the site for residential purposes will help support employment clusters such as Harwell Oxford which is only approximately 3.5 miles away, providing a genuine choice of housing for employees in the area.

CONCLUSION

This representation has been made on behalf of Taylor Wimpey in support of the allocation of the site to the West of Harwell for the development of approximately 200 dwellings.

The reasons for supporting this allocation have been set out above but the key points relate to how the site is suitable, sustainable and if allocated, deliverable within the first 5 years of the plan period. In addition, the site will help contribute towards the Vale of White Horse's housing land supply where there still remains an undersupply of land.

Yours Faithfully,

Sarah Isherwood BSc Hons Dip
Graduate Planner
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