

Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Taylor Wimpey (Mr Andy Cattermole)
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Consultation Point	Core Policy 15: Spatial Strategy for South East Vale Sub-Area (View)
Status	Submitted
Submission Type	Email
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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)	Yes
If your comment(s) relate to a specific site within a core policy please select this from the drop down list.	West of Harwell

If you think your comment relates to the DtC, this is about how we have worked with the Duty to Cooperate bodies (such as neighbouring planning authorities)

Q3 Do you consider the Local Plan complies with the Duty to Co-operate? Yes

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.

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 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.

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? No - I do not wish to participate at the oral examination