



**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)

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

Steven

Sensecall

Partner

Kemp & Kemp LLP

1-3 Ock Street

Abingdon-on-Thames

Oxfordshire

OX14 5AL

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 Proposals Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="text" value="√"/>	No	<input type="text"/>
4.(2) Sound (Positively Prepared, Effective and Justified)	Yes	<input type="text" value="√"/>	No	<input type="text"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text" value="√"/>	No	<input type="text"/>

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.

Lands Improvement Holdings Limited (LIH) supports the Council's Spatial Strategy, as set out in section 4 of the Local Plan 2031 – Publication Version (November 2014) ("the Local Plan"). In particular, LIH supports the identification of Wantage as a focus for sustainable growth within the Science Vale area.

In February 2013, the Council resolved, subject to conditions and the completion of a Section 106 Agreement, to approve an outline planning application submitted by LIH for 1,500 homes with associated services and facilities on land at Crab Hill, north-east of Wantage and south-east of Grove. (LPA reference P13/V1764/0). That proposal is fully consistent with the Council's sustainable growth strategy and will deliver much needed housing during the Plan period: the indicative development programme submitted in support of the outline planning application assumed that the Crab Hill development would take approximately 12 years to complete with an average annual residential completion-rate of approximately 100 units per annum in the short to medium phases and 150 units per annum in the longer term up to 1,500 dwellings. The indicative development programme assumed that development would commence in 2015, which, based on a 12-year development programme, would have resulted in a completed development by around 2027. Despite the best efforts of LIH, the proposed Section 106 Agreement has not yet been completed. The likelihood is therefore that the start date will now slip to 2016. However, this still means that allocation of 1,500 homes will be completed during the life-time of the Plan.

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.

NA

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:

LIH wishes to appear at the Examination to confirm its support for the Council's spatial strategy and to provide written and oral evidence as to the availability and deliverability of the Crab Hill site.

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