

Vale of the White House Local Plan part one representations on behalf of Green and Co. and Pathfinding Commercial Ltd

We, Green and Co. act for the owners of the land attached to this representation between East Challow and Wantage. It is a brownfield site and has not been included within any proposed allocation and although not a strategic site we feel that policies should be amended to allow clearly deliverable sites, such as this to be given greater consideration.

The following representations seek to make specific points regarding the core policies relating to the general soundness of the proposed Local Plan.

Core policy 5. Housing supply ring fence.

We support generally the Council's policy to ring fence the housing supply in key development locations within Science Vale UK. We support the idea that development proposals should be given more weight within the ring fenced area to provide housing to accommodate the high level of proposed employment. However we would like to see the addition of a clause stating that if sites within the ring fenced area become undeliverable, sites, especially brownfield sites such as the Council depot between Wantage and East Challow, within the Vale and outside the fenced area would be supported when considered for development.

Cross-border cooperation.

We are concerned that the inability for Oxford City to satisfy its large demand for new housing has not been given enough weight within the proposed plan. The Oxford city SHMA identified a requirement for some 28,000 new homes to be built but with insufficient land available to accommodate them. The plan should therefore make provision to expedite the Greenbelt review and provide more housing within the surrounding districts. This cooperation should allow for deliverable sites to be judged on their individual merits, design and availability.

Core policy 24.

We support the Council's proposal to reduce the affordable housing allocation to 35% however in light of recent updates to the planning practice guidance issued on 20 November policy 24 needs to be updated to reflect the new provisions relating to affordable units, section 106 planning obligations and the community infrastructure Levy relating to sites with a net gain is 10 or fewer.

Nick Madden

Green and Co.