

## Comment

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<b>Event Name</b>	Vale of White Horse Local Plan 2031 Part One - Publication
<b>Comment by</b>	Dijkman Planning LLP (Mr Ken Dijkman)
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<b>Consultation Point</b>	Core Policy 15: Spatial Strategy for South East Vale Sub-Area ( <a href="#">View</a> )
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<b>Submission Type</b>	Email
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<b>Files</b>	<a href="#">2748 Concept Layout REV A SK04 1.pdf</a>

**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

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?** No

**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.**

Available Alternatives The Inspector is requested to consider whether the local plan can be deemed 'sound' when it relies upon the allocation of sites which are demonstrably of greater environmental sensitivity than available and deliverable alternatives in less sensitive landscapes in highly sustainable locations such as this land in E Challow.

Suggested Main Modification In view of the clear and compelling objections to several aspects of the plan, I would request that the Inspector proposes a Modification to delete all the greenbelt and Area of Outstanding Natural Beauty allocations and allocate land on unprotected landscapes, including 200 dwellings on this land at East Challow. This would assist in making the plan sound insofar as this new allocation would be both justified and consistent with national policy.

**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:**

The Land at east Challow constitutes a significantly more sustainable and deliverable proposal than those allocated in more sensitive and less sustainable locations elsewhere (sites 1,2,3,4 12 & 13). The overall Soundness of the plan is compromised by: 1. the lack of acceptance that unmet housing need increases the quantum of 5 year land supply, 2. by allocations with Green Belt and AONB locations when sustainable alternatives are demonstrably available 3. Reliance upon an artificial 'ring fence' related to housing delivery through major allocations, a mechanism that is considered necessary because their deliverability is in doubt. These three issues render the plan unsound and contrary to Government Policy. These matters require open debate and discussion as do the merits of the site at East Challow which is being proposed as a way of helping to establish a Sound Plan.