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Planning Policy

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Our Ref Highworth Road Faringdon

Your Ref Allocation Site 20

Date 19<sup>th</sup> December 2014

Dear Sir/Madam,

**Re: Representations by Drivewalk Limited to the Vale of White Horse Local Plan Part 1 – Submission Draft**

**Submitted in support of Allocation Site 20 South West Faringdon**

Drivewalk Ltd has an interest in a substantial proportion of the land allocated for residential development to the south west of Faringdon and welcomes the opportunity to make representations on the final submission draft of the Vale of White Horse Local Plan Part 1, which represents the strategic direction and policies for the district to 2031.

**A Sound Allocation under Core Policy 4: Meeting Our Housing Needs**

Drivewalk Ltd wishes to state its unreserved support for this allocation under Core Policy 4 within the Western Vale Sub-Area. This site is deliverable and available. This is a site that can be brought forward early in the plan period. Drivewalk Limited believe this to be a sound allocation which will make a positive and sustainable contribution to housing delivery.

**National Planning Policy Framework**

Considered under the terms of NPPF paragraph 182: This allocation is the result of a **Positive** plan which has sought to secure this deliverable sustainable development in this location. The number of dwellings is wholly **Justified** by the demonstrable need set out within the Oxfordshire SHMA and the sustainable nature of this location on the edge of one of the Districts largest settlements. This allocation will be **Effective** as it will be brought forward as soon as practicably possible to deliver much needed open market and affordable houses. The proposal is **Consistent with National Policy** in comprising

a development on the edge of a sustainable Market Town, as such it has good links to nearby employment and a wide range of community facilities.

### Development Template

The development template for this site, included within the Local Plan appendices (5. Western Vale Sub-Area), sets out a clear list of key planning objectives. Above all it seeks the delivery of a high quality and sustainable urban extension to Faringdon which will protect the landscape setting of the town.

This is something that can be delivered in the development of this site. Technical matters such as drainage and access are issues that are capable of resolution (Core Policy 43). It is evident from work carried out to date that this site can be developed whilst safeguarding the local landscape and retaining the rural character of the environs of this new edge to the settlement. The site is not within the greenbelt, or within the Area of Outstanding Natural Beauty, it has no impact upon the Conservation Area.

### Integration and connectivity (Core Policy 35)

The allocation is well located in terms of pedestrian and cycle way accessibility along the Highworth Road to key local facilities, including schools.

### Supporting infrastructure and services (Core policy 7)

The development of this allocation will inevitably place increased demands upon existing local facilities and services and we fully accepted that contributions will be required towards the provision of capacity within local infrastructure and services to accommodate the new residents.

### Preferable to Less Sustainable Sites

We object to less sustainable developments within protected landscapes and believe a main modification is required to delete them and concentrate development in unprotected landscapes such as this.

### Conclusions

Drivewalk Limited fully support the allocation of the site, which is well located, deliverable and sustainable and capable of being brought forward early in the plan period. There are no physical constraints upon its development, its vehicular accessibility is good and pedestrian/cycleway connectivity to the town can be achieved. Matters regarding drainage and flood risk and Archaeology do not impose an impediment to the development of the site. The allocation of the site reflects the careful consideration given to it by the Council and the detailed development template sets out the key objectives which can be achieved through close engagement with the local community and Council Officers. Drivewalk Limited therefore wishes to voice its support for this allocation and to inform the Inspector that this is a viable, deliverable and sustainable proposal.

Ken Dijkman MRTPI