

VALE OF WHITE HORSE LOCAL PLAN 2 EXAMINATION

SUBMISSION BY EAST HENDRED PARISH COUNCIL, June 2018.

MATTER 8 Housing Land Supply & Science Vale Ring Fence.

8.1 Do the LLP2 proposals make the “necessary” contribution towards a five year land supply?

1. The Parish Council feel that LPP2 proposals at Harwell Campus do not make a “necessary” contribution towards a 5 year land supply, because the proposed surplus of housing land supply, (2,026 dwellings) is unusually high for a Rural District in this area, e.g. compared to South Oxfordshire D.C. (see my comments under Matter 7.2), and are not needed for a 5 year land supply.
2. Given the national policy in NPPF to protect & enhance the AONB & Green Belt, a local policy to provide an unusually high surplus of housing land, is not considered to be justified, based on the submitted evidence e.g. the Sustainability Appraisal.
3. The Council has achieved a 5 year land supply without the LPP2, but amendments to LLP1 are accepted to meet Oxford’s unmet housing need.
4. It is the role of the Council to monitor and manage the release of housing land to ensure that a 5 year land supply is achieved.

8.2 Do the LLP2 proposals make a “necessary” contribution to the stated housing requirements for the District and Science Vale Ring Fence?

1. The LLP2 proposals more than meet the stated District housing requirements with an unusually high 2,026 dwelling surplus.
2. The Council have not sufficiently justified the increase in the surplus, above that agreed “sound” by the LPP1 Inspector.
3. The Science Vale Ring Fence Policy has led to unplanned housing at East Hendred won on appeal at Green Sands, Reading Road, despite an agreed District 5 year land supply.
4. There are small differences in the housing requirements for the areas for South East Vale, 12,450 dwellings, and the Science Vale Ring Fence, 11,850 dwellings, shown in Docs PC1 & PC1A, the Inspector’s Preliminary Questions.

5. It is unclear whether the different populations and jobs are significant between the two areas. They both seem to duplicate the same focus on sustainable growth in Science Vale, spatial expression & local distinctiveness.
6. The theoretic match between homes & jobs is not born out by practice. Traffic Assessments for developments in the South East Vale & the Science Vale Ring Fence area, will have broadly the same trip generation rates, trip distribution & assignment. So the theoretical justification is not based on robust evidence.
7. It is unclear whether there is sufficient justification for the Science Vale Ring Fence policy.