

## VALE OF WHITE HORSE DISTRICT COUNCIL LOCAL PLAN EXAMINATION REPRESENTATIONS TO INSPECTOR'S MATTERS

### Stage 2

### MATTER 5

## 1 INTRODUCTION

- 1.1 The following representations are made by West Waddy ADP on behalf of our client Mr Robin Herd.
- 1.2 Representations were made to the Vale of White Horse Local Plan Publication Version in December 2014 and to the Inspector's Stage 1 Matters and Questions in August 2015. The following report relates to matters 5, 6, 7, 8, 9 and 11 of the Stage 2 Matters and Questions as at 17 December 2015.

## 2 MATTER 5: PROPOSED REVISION OF GREEN BELT BOUNDARIES (INCLUDING CP13)

- 2.1 **Question 5.1:** The exceptional circumstances do not exist to justify the plan's proposed revision of the boundaries of the Green Belt (GB) when assessed against National Planning Policy Framework (NPPF) Paragraphs 79-86. There are other opportunities within the Vale of White Horse (VOWH) to allocate sites outside of the GB.
- 2.2 The Oxford Green Belt Study (Final Report) was published in October 2015<sup>1</sup>. The study defines two types of parcels for the purposes of the study:
  - 2.2.1. Smaller parcels and the inset settlements – these are on the edge of the GB; and
  - 2.2.2. Broad areas – the main body of the GB and the inset settlements enclosed by the GB.
- 2.3 The inset settlements in the VOWH as defined by the Oxford GB Study are Abingdon-on-Thames, Botley, Cumnor, Kennington, Radley, Wooton and Appleton. As such the study looks directly at the areas of the GB where a substantial quantum of VOWH Local Plan housing

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<http://modgov.cherwell.gov.uk/ecSDDisplay.aspx?NAME=Oxfordshire%20Green%20Belt%20Study&ID=426&RPID=7026870&sch=doc&cat=13638&path=13637%2c13638>

allocations have been made, namely: North West of Abingdon (Strategic Site Allocation 1), North of Abingdon (SSA 2), South of Kennington (SSA 3) and North West Radley (SSA 4).

2.4 The following table shows the ratings of each area provided within the GB study and the VOWH Local Plan allocation situated within them.

Land Parcel Ref	Vale of White Horse Allocated Sites within it the Oxford Green Belt Area of Study	Purpose 1 – To check unrestricted sprawl of large built up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in the safeguarding of the countryside from encroachment	Purpose 4 – To preserve the setting and special character of historic towns
AT3	North West of Abingdon (200)	Negligible contribution	Low	Low	Low
AT3	North of Abingdon – SSA 2 (800)	N/C	Low	Low	Low
AT4	North of Abingdon – SSA 2 (800)	N/C	Low	Medium	Low
AT5	North of Abingdon – SSA 2 (800)	N/C	High	Medium	Low
AT5	North West Radley – SSA 4 (240)	N/C	High	Medium	Low
KE1	South of Kennington – SSA 3 (270)	High to Medium	Medium	Medium	High

2.5 From the table it is clear that North of Abingdon, North West Radley and South of Kennington would have medium to high impacts on the Green Belt in terms of its 5 purposes as set out in the NPPF (paragraph 80):

2.5.1. To check the unrestricted sprawl of large built up areas;

2.5.2. To prevent neighbouring towns merging into one another;

2.5.3. To assist in safeguarding the countryside from encroachment;

2.5.4. To preserve the setting and special character of historic towns; and

2.5.5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 2.6 It can therefore be concluded that VOWH housing site allocations 2, 3 and 4 are contrary to NPPF policy. Consequently, they should not be allocated particularly when there are other suitable options, such as Milton Heights, that could be allocated without incursion into the GB.

### **3 CONCLUSION**

- 3.1 The Local Plan is likely to be found out of date upon adoption due to a lack of a 5-year housing land supply. However, should the Inspector be minded to proceed to a recommendation to make main modifications to the Plan then my client's site should be allocated so that there is a surety of housing delivery in the 5-year period.
- 3.2 Land at Milton Heights is available now to form a significantly larger allocation to that currently proposed within the VOWH Local Plan, is outside of the Green Belt and North Wessex Downs AONB and sits strategically within the Science Vale area of economic growth.