McLOUGHLIN
PLANNING

Examination in Public Statement
Stage 1 – Matters and Questions

In respect of:

Matter 4 – Unmet Housing Needs

On behalf of:

Mr and Mrs Carlisle

1.0 Response

1.1. McLoughlin Planning is instructed by Mr and Mrs Carlisle (hereafter referred to as the respondents) to make written representations to the Vale of White Horse Local Plan Examination in respect of their land interests at Harwell Science Campus.

1.2. This document sets out the respondents' position in respect of the Stage 1 questions posed by the Inspector for Matter 4, Question 4.3 only.

Question 4.3

1.3. The Council's Cabinet Report dated 7 August 2015 set out a need for between 8,000 to 16,000 new homes to be accommodated across Oxfordshire in response to meeting Oxford City's unmet housing needs. According to the minutes, whilst the Cabinet is minded to ensues the approach that it will have to take a share of the additional dwellings required, this will be the subject of a Scrutiny Committee meeting on 20 August and individual Cabinet member decision.

1.4. Against this context, there will be a need for the plan to accommodate additional housing in the District. In terms of the Spatial strategy adopted, the respondents remain neutral on the strategy and policies, regarding general direction of growth. However, they are critical that the Plan as drafted does not make the necessary allocations to accommodate all of the housing required for the District, let alone accommodating additional development resulting from Oxford City's unmet housing needs. This, therefore, puts considerable pressure on the Plan to make additional allocations and undermines the Part 1 and Part 2 approach adopted by the Council so far to the production of the Plan.

1.5. Paragraph 157 of the Framework and Local Plan paragraph 002 of the PPG make it clear that there is a "crucial" requirement to allocate sites to promote development (framework) and make it clear (i.e. not indicative) as to what, where, when and how development will be delivered (PPG). The need to deal with Oxford's unmet needs clearly places pressure on the Plan to meet these guidance requirements. In line with other representations, the respondents consider that whilst a two-part Local Plan is consistent with the LDS, the evidence to support that decision is not available.

1.6. Therefore, in terms of whether the strategy would be "significantly altered" as per the question, the respondents take the view in accommodating the unmet need, there is a requirement to alter the strategy vis-à-vis Harwell Science Campus to provide a greater level of housing development on sites around Campus, with a view to establishing a new/expanded settlement there. This will require additional land to be allocated for development, which should include the Carlisle land.

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