

Comments on the additional documents released by the Vale in response to questions raised at the EIP

Comments from the North Abingdon Local Planning Group

Summary note on changes to the Oxford Green Belt

It is useful to see the 24 sites listed out and clearly marked on a map. It now makes clear the full extent of the 'Green Belt' protection that the Council intends to remove.

Many sites are to be removed from the Green Belt and they will be available for development, even if they have not been listed as Strategic Sites, as our Inspector has noted.

Site X – Tilsley Park Sports Centre

As I mentioned at the EIP, the Northern half of site X includes the Tilsley Park Sports Complex. This site is currently managed by Abingdon School, who have a 125 year lease from the Council and they maintain public access¹. The development of the site was allowed in the Green Belt because it is a sports complex.

The removal of this site from the Green Belt came as a surprise to me. It was not clear in the Plan. Presuming that there is an intention to continue to use the site as a sports complex, it is difficult to understand why it had to be removed from the Green Belt. In the long term, the Sports complex itself could be rolled onto some other patch of Green Belt and Tilsley Park, which would be surrounded by housing and roads, could presumably be developed to the benefit of the Council.

Site U

The other point that I made at the EIP was that the Vale had consulted about site U (land to the North of Peachcroft and Twelve Acre Drive, but East of the Oxford Road up Lodge Hill).

Consulting my records I now believe that this is not the case and I apologise for being misleading.

Referring back to handouts from meetings to brief the Long Furlong Community Association (LFCA) has refreshed my memory. I now think that the sequence of events was:

¹ <http://www.abingdonfirst.co.uk/2015/07/tilsley-park/>

- 26 February 2014 to 4 April 2014 – Public consultation;
- 14 July 2014 – First briefing to LFCA shows a North Abingdon site with 410 houses, entirely to the West of the Oxford Road up Lodge Hill;
- 15 October 2014 – Council votes to submit plan to Secretary of State; and
- 3 November 2014 – Briefing to LFCA notes changes to sites North of Abingdon

The changes – which are clear from Annex A of the handout from the meeting - I attach a PDF - were:

- Two sites, Cumnor South and Radley North, each with 200 houses, were removed from the plan, due to lobbying in the consultation period; and
- The North Abingdon site was increased from 410 houses to 800 and extended Eastwards, across the Oxford Road towards Radley.

This timing of events indicates that there was no consultation about the change from 410 to 800 houses on the North Abingdon site. Also, later in November 2014 we heard about a further change as a large strip of land to the East of the site, up to Peachcroft Farm, was to be included but will now remain in the Green Belt². This change is evident when comparing the map in the attached PDF which clearly includes a larger area than that just indicated by the Vale. This reduction in the site area will push up the density required on the site overall. We have separately commented on how the extension of the site relates to the various reviews of the Green Belt, I recall. These issues are in part a matter for Stage 2.

Response to the Inspectors queries raised during Matter 2

I note that in Section 2, the District Council confirms that the 100,000 job figure is *'still the agreed target'*. We are not totally reassured by that. Targets are things that you aim at, but do not necessarily hit.

Comments on the plans mentioned in the related email are³:

- 100,000 jobs are frequently mentioned but this is a particularly round figure – there seems to be no breakdown of this into sectors or clear opportunities;
- There is a long list of 'Actions' in the Space Growth Action Plan but less signs that they have been achieved;

² Related to work by Hankinson Duckett, Vale Examination Library NAT05, we understand.

³ A list of links to the various plans and documents follow as those on the Vale document are not operational.

- The sector has trebled in size since 2000. It now directly employs 37,000 people and is estimated to support over 115,000 jobs in total. (page 4 of the update report). So the number of jobs would, broadly, have to double;
- However, growth is to be achieved by raising our share of the global space-enabled market from 6.5% to 10% by 2030 (see page 4 of the Space Growth Action plan),

So the plans are positive and very ambitious. However the plan to increase our share of the global market does seem very ambitious. Other nations may jealously guard their share of this key activity.

Risks and Mitigation

So, there is a risk that the plans for thousands more space jobs does not (wholly or partly) succeed. This risk joins up with various other major risks in the plan. For example, it may be that due to technical change, the growth in jobs is needed for residents, not migrants.

So to conclude on the planned growth in jobs, the plan would be much improved if it accepted some of these risks and took steps to mitigate them. For example, releases of land could be strictly phased, rather than releasing so much land at once, that at current building rates it might be enough to last us until 2050.

North Abingdon Local Planning Group
David Illingworth

5 October 2015

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Space plans Internet links

Space growth action plan:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/298362/igs-action-plan.pdf

UK Space Agency Corporate Plan 2015-16:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/448656/Final_Corporate_Plan_format_2015-16_pages.pdf

Or, I think:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/419980/Final_Corporate_Plan_format_2015-16_pages.pdf

The previous year's version of the UK Space Agency Corporate Plan, for 2014-15:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/307403/Corporate_Plan_2014-15.pdf

Update report:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/444918/_SPACE-IGS_report-web-JJF-V2.0.pdf

Vale of White Horse Local Plan 2031 Part 1 (Revised Draft)

Notes for a Briefing to LFCA on Monday 3rd November 2014

1. The Local Plan 2031:

Following a period of public consultation from 26th February - 4th April 2014, from which 2,700 comments were received, a revised draft document has been produced.

On 15th October 2014, the Vale of White Horse District Council voted to submit the plan to the Secretary of State for Public Examination and approval.

The Local Plan 2031 provides a policy framework for the delivery of sustainable development across the district. It replaces the Local Plan 2011.

Housing

The starting point of the plan is the District Council's statutory obligation to make provision to meet its future housing needs.

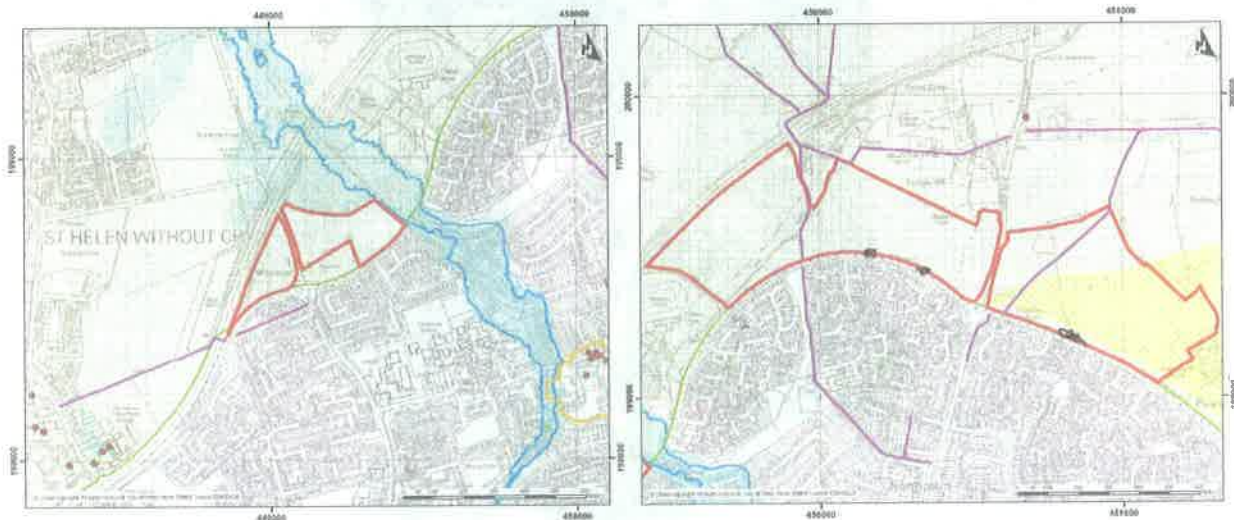
The Vale of White Horse housing need is calculated as being

20,560

House that need to be supplied between 2011 and 2031

Changes to the list of strategic housing sites is given at Appendix A to these notes.

Sites for 1,000 houses are identified in North Abingdon:



The remaining 19,500 will be located elsewhere in the Vale of White Horse.

Economic Growth

The planning strategy also makes provision for growth of around 23,000 new jobs and 189 hectares of employment land.

Infrastructure Development:

In support of the housing supply and economic growth a total of £392M+ of key infrastructure requirements across the Vale are identified, which are funded from:

- | | | |
|---|---|-------|
| 1. Section 106 and other sources | - | £195M |
| 2. Community Infrastructure Levy | - | £ 78M |
| 3. Government (in support of economic growth) | - | £119M |

These projects in the Abingdon area include:

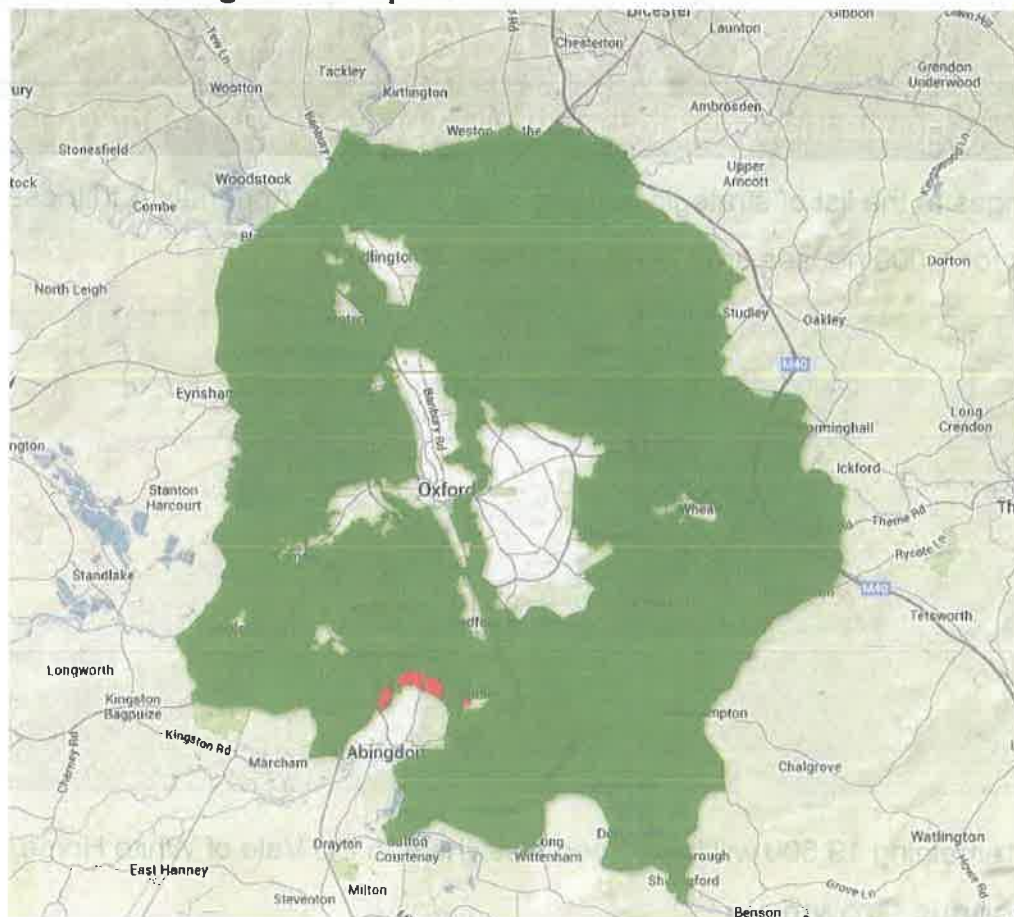
- Upgrading the A34 interchange at Lodge Hill to a 4-way junction
- A338 junction improvements
- Site-related improvements – eg access to the A4183 and Dunmore Road
- New primary school in North Abingdon
- Increased secondary school capacity
- Developer contributions to front load waste water treatment capacity enhancement

2. Political Issues:

Green Belt:

The impact of the strategic housing sites in Abingdon on the Oxford Green Belt is shown in Figure 1 below:

Figure 1 – Impact on the Oxford Green Belt



- Vale councillors will not allow the 1,000 houses in Abingdon to be built elsewhere in the Vale
- The whole of the Oxford West & Abingdon constituency is in greenbelt.
- The only other site for 1,000 houses is in South Abingdon, either side of the Drayton Road

Housing Need:

There is a dispute about the veracity of the SHMA figure of 20,500. This has been calculated using a method approved by the courts and the independent planning inspector. The Planning Inspector rejected Cherwell Council's attempt to use a different, lesser number.

Lack of 5-Year Housing Land Supply:

Because the Vale does not yet have a 5-year housing supply established, the Planning Inspector is allowing speculative developments that are sustainable. Furthermore, since the Vale has not created a 5-year supply since before 2011, it must identify a supply of 5 years + 20% - i.e. 6 years.

This plan will enable the Vale to take control of its house building programme and remove its vulnerability to speculative development.

Garden Cities:

Garden Cities are not a short-term solution to the Vale's housing shortage.

Political Opposition:

The Liberal Democrats voted against submitting the plan for scrutiny and public examination. This is because their amendment to remove the greenbelt sites in Abingdon, Radley and Kennington was rejected. They did not suggest an alternative site for these houses.

Duty to Cooperate:

Oxford City Council has identified the North Abingdon sites for its housing shortfall needs. If the Vale does not use them, the City Council will try to claim them for its social/affordable housing needs, à la Daisy Bank. See Appendix B for the Labour Party policy.

3. Ongoing Timetable:

The timetable for processing this plan is as follows:

- Public (Regulation 19) Consultation - 7 November – 19 December 2014
- Despatch of Plans to Secretary of State - Feb 2015
- Public Examination - May/June 2015
- Inspector's report - August 2015
- Secretary of State's approval (sign-off) - September 2015
- VOWH Adoption of the Plan - October 2015

VOWH Local Plan Strategic Housing Sites (revisions to the first draft)

Site	Allocation	Revised Allocation Sept 2014			Variance	Change	Comment
		Yr 1-5	Yr 5 +	Total			
Abingdon (North)	410	180	620	800	390	Increased	Green Belt; consistent with evidence; deliverable; sustainable.
Abingdon NW (Wildmoor)	200	113	87	200	0	No Change	Green Belt; consistent with evidence; deliverable; sustainable.
Cumnor (South)	200	0	0	0	-200	Removed	Exceeds landscape recommendations, In Green Belt
Kennington (South)	270	113	157	270	0	No Change	Green Belt; consistent with evidence; deliverable; sustainable.
Kingston Bagpuize (East)	0	113	167	280	280	Added	Subject to testing; unconstrained, sustainable settlement
Lime Road	130			130	0	LP 2011	Approved before May 2011
Radley (North)	200	0	0	0	-200	Removed	Inconsistent with landscape & GB advice (response to consultation)
Radley (NW)	240	113	127	240	0	No Change	Green Belt; consistent with evidence; deliverable; sustainable.
Tilbury Lane	150			150	0	LP 2011	Approved before May 2013
Wootton (East)	200	0	0	0	-200	Removed	Exceeds landscape recommendations, In Green Belt
	2,000	632	1,158	2,070	70		
Crab Hill	1,500			1,500	0	Approved	Approved 2011-2014
Drayton (South)	200	0	0	0	-200	Removed	Site is too small; remove to facilitatesite allocations within Neighbourhood Development Plan (NDP)
East Challow	200	0	0	0	-200	Removed	Constrained, site is too small, could be considered for LPP2
East Hanney (East)	200	113	87	200	0	No Change	Consistent with evidence; deliverable; sustainable.
Faringdon (SW)	200	113	87	200	0	No Change	Consistent with evidence; deliverable; sustainable.
Great Coxwell (S of Faringdon)	200	113	87	200	0	No Change	Consistent with evidence; deliverable.
Grove Airfield	2,500			2,500	0	Approved	Approved 2011-2015
Harwell (West)	200	113	87	200	0	No Change	Consistent with evidence; deliverable; sustainable.
Harwell Campus (East)	1,400	270	580	850	-550	Reduced	In AONB but consistent with Landscape Advice; can still achieve 1,400 at Harwel Campus up to 2031 incl. NW Campus
Marcham (South)	200	0	0	0	-200	Removed	Constrained, site is too small, could be considered for LPP2
Milton Heights	1,400	135	165	300	-1,100	Reduced	Consistent with OCC advice re highways constraints
Monks Farm	750			750	0	LP 2011	Approved before May 2012
NW Harwell Campus	0	270	280	550	550	Added	Original Feb 2013 proposal (extend west into AONB consistent with landscape advice; do not include any EZ Land (?))
Shrivenham (North)	400	270	230	500	100	Increased	Consistent with evidence; deliverable; supports school provision
Shrivenham (South)	200	0	0	0	-200	Removed	Response to consultation; community preference for the site to the

* New school?



4



Site	Allocation	Revised Allocation Sept 2014			Variance	Change	Comment
		Yr 1-5	Yr 5 +	Total			
Stanford in the Vale (West)	290	113	87	200	-90	Reduced	north. Response to consultation; to reflect emerging Neighbourhood Development Plan (NDP)
Sutton Courtenay (East)	220	113	107	220	0	No Change	Highways issues; more suitable than alternatives.
Valley Park	2,150	2,150	400	2,550	400	Increased	There is an overall total of 2,550 for Valley Park
Valley Park (NW)	400	270	530	800	400	Increased	Treat as a separate site; deliverable; sustainable
13	12,610	4,043	2,727	11,520	-1,090		
7	14,610	4,675	3,885	13,590	-1,020		

A+B

Labour's green belt 'land grab' to build around historic cities

By Christopher Hope
Senior Political Correspondent

LABOUR will allow more homes to be built on the green belt if the land has little "environmental or amenity value", a policy review strongly suggests.

The intention is disclosed in the small print of a newly published report. It states that green belts around cities such as Oxford, Cambridge, York and Bristol in particular are ripe for development.

The report was published days after Eric Pickles, the Local Government Secretary, set out stronger protections for the green belt amid concerns that councils are sacrificing protected land to meet local housing requirements under new planning rules.

Planning policy and building on the green belt – the ribbon of protected land around towns and cities – are expected to be a key battleground in the run-up to May's general election.

The National Planning Policy Framework, which was introduced by the Coalition in March 2012, requires councils to set out where new housing will be built under new five-year Local Plans.

Labour's new report, drawn up by Sir Michael Lyons, a former chairman of the

BBC Trust, was unveiled by Ed Miliband, the Labour leader on Thursday.

It expresses concern that "a number of towns and cities face extreme challenges in accessing land to grow to accommodate homes for all the people who work in the area."

"This is the case for those areas with tightly drawn boundaries who must work with their neighbouring authorities to provide enough homes across a housing

'Now we have clear proof that Ed Miliband is intending to launch another land grab on green-belt areas'

market area," it states.

It suggests that the "ability to grow is also restricted by green-belt land" around towns and cities and added that "not all green-belt land is of high environmental or amenity value".

The report adds: "The result is often to shift pressure for homes to the other side of the green belt rather than allowing the city to expand. This increases pressure on greenfield sites in these areas and carries with it economic and environ-

mental costs. Cambridge, Oxford, York and Bristol are all places that to a greater or lesser extent illustrate these issues."

The Conservatives seized on the report as demonstrating that a Labour government would allow more building on the green belt.

Mr Pickles said: "The small print of Labour's housing policies reveals they want to impose top-down planning, with unelected officials in Whitehall ripping up the green belt and dumping rebranded eco-towns on local communities."

"This government is safeguarding national green-belt protection, and we have put elected councils in the driving seat, to draw up Local Plans to determine where new homes should and shouldn't go."

Chris Skidmore MP, the chairman of the all party parliamentary group on the green belt, said: "Now we have clear proof that Ed Miliband is intending to launch another land grab on green-belt areas such as around Bristol and York. These plans need to be fought tooth and nail."

Figures from Glenigan, planning and construction analysts, showed that 5,600 new homes were approved for green-belt land last year, up from 2,260 in 2009-10.