

Vale of White Horse Local Plan 2031 Part 2

Examination Hearings

**Written Statement by Vale of White Horse District
Council in relation to**

**Matter 3: Overall housing provision in the plan and
its distribution between sub-areas**

June 2018

3.1 Is the proposal in the LPP2 to allocate 1,400 additional homes in the South East Vale Sub Area to support the economic growth of the Science Vale consistent with the strategy in the LPP1, supported by proportionate evidence and deliverable?

3.1.1 The proposal in the Part 2 plan to allocate 1,400 homes in the South-East Vale Sub-Area is consistent with the Part 1 plan and the strategy for the Science Vale area, and economic growth is supported by proportionate evidence and is deliverable.

3.1.2 The South-East Vale Sub-Area includes the whole of the Science Vale Area that is located within the district's boundaries¹. The Science Vale area is identified in the Oxfordshire Strategic Economic Plan (SEP) (**ECO01**)² produced by the Oxfordshire Local Enterprise Partnership (OxLEP) as one of the key growth areas on the 'Oxfordshire Knowledge Spine' with significant potential to develop and maximise the existing research infrastructure and designated Enterprise Zones in this area.

3.1.3 The Local Plan 2031 Spatial Strategy 'Building on our Strengths', set out in the Part 1 plan, is split into three key strands with the first strand focusing sustainable growth within the Science Vale³. The Spatial Strategy aims to do this by strengthening the role of the Science Vale area as a first-choice place for business and research through promoting the area as a world class location for science and technology-based enterprise and innovation, especially at the Enterprise Zone sites at Milton Park and Harwell Campus. To deliver this, the strategy states that strategic housing sites will be allocated to help improve the self-containment of the area with five key locations identified for housing; Grove, East of A34 in Harwell and Milton Parishes, Harwell Campus, West of the A34 in Milton Parish and Wantage.

3.1.4 This key strand of the Spatial Strategy reflects the fact that the Vale's own housing need is economically led, as demonstrated in the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA) (**HOU07**)⁴. Therefore, a significant proportion of the Vale's own housing need is to support and realise the economic growth aspirations of the OxLEP for the Science Vale area, as detailed in the SEP (**ECO01**)⁵. The strategy to focus the strategic housing allocations within the Science Vale area in close proximity to the growth in jobs will minimise the need to travel, providing a sustainable growth strategy that was found sound through the Part 1 plan⁶. The amount of homes needed to support the economic growth in the Science Vale area has been evidenced through the Science Vale Housing and Employment Study 2014 (**HOU09**)⁷ as 11,850 homes.

3.1.5 The allocation of a further 1,400 homes in the Science Vale area in the South-East Vale Sub-Area in the Part 2 plan is not only consistent with the strategy for the Local Plan 2031 as identified in the Part 1 plan, but will strengthen the Council's ability to deliver this key strand of the Spatial Strategy. The 1,400 homes are identified on two sites: Harwell Campus and North-West Grove, as set out in Core Policy 15a, which are two of the five identified key locations for housing as set out in the Spatial Strategy. These sites will deliver sustainable development helping to improve self-

¹ **CSD06.1** Draft Adopted Policies Map – South-East Vale Sub-Area (Submission Version)

² **ECO01** Creating the Environment for Growth – Strategic Economic Plan for Oxfordshire 2016, (in particular Figure 3 on page 19)

³ **ALP02** Local Plan 2031 Part 1 Strategic Sites and Policies, (in particular Figure 4.1 on page 39)

⁴ **HOU07** Oxfordshire Strategic Housing Market Assessment: Final Report

⁵ **ECO01** Creating the Environment for Growth – Strategic Economic Plan for Oxfordshire 2016

⁶ **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1

⁷ **HOU09** Science Vale Housing and Employment Study

containment, minimise the need to travel and aid the delivery of strategic infrastructure consistent with the strategy set out in the Part 1 plan.

- 3.1.6 More specifically, the site allocated at Harwell Campus is to meet the specific housing needs of the Campus, enabling the Campus to retain and attract the skilled employees it requires to elevate it to a world class campus through providing a work-live-play community. This will help to unlock the Campus's potential as a world class campus. The site allocated at North-West Grove will positively contribute towards the long-term delivery of infrastructure in Grove, helping to facilitate the delivery of the Northern Grove Link Road. Both of these allocations are supported by the Sustainability Appraisal (**CSD09**) that accompanies the Part 2 plan, which states that Harwell Campus "*represents a unique opportunity that should be capitalised upon now, recognising Science Vale objectives*" and that North-West of Grove "*stands out as a relatively unconstrained site, and its allocation will support the strategic expansion of Wantage/Grove*"⁸. The Council's Matter 6 and 7 Statements provide further details regarding these sites.
- 3.1.7 The Council recognises the importance of ensuring its strategy for the Science Vale area and South-East Vale Sub-Area is deliverable. The Council is maximising its ability to deliver a significant proportion of its housing in the Science Vale area and South-East Vale Sub-Area through allocating a range of different size sites. There is a combination of ten sites allocated in the Part 1 and Part 2 plans, ranging from 200 to 2,550 dwellings. The evidence presented in Meeting the Objectively Assessed Need for Housing (**HOU06**)⁹ demonstrates that providing a range of sites optimises delivery through providing a range of housing products and sites that will deliver at various timescales. The Part 1 plan Inspector¹⁰ also supported this strategy as it minimises the risk of the overall housing need not being met.
- 3.1.8 The Council considers adding two additional sites of 1,000 and 400 dwellings will further minimise the risk of under delivering the housing needed for the district and for the Science Vale area through boosting the available supply. These allocations will strengthen the Council's position in delivering the housing needed to support and realise the economic growth in the Science Vale area over the plan period.
- 3.1.9 Furthermore, the Part 1 plan Inspector in his Report (**ALP03**)¹¹ stated that the Part 2 plan will need to take account of whether the sub-area requirements have been met and whether there is a need to allocate further sites. The Inspector in his Initial Findings (**ALP04**)¹² to the Part 1 plan also stated that the removal of 1,400 dwellings at Harwell Campus (on Sites 12 and 13) would reduce housing supply in the Science Vale area and South-East Vale Sub-Area, and therefore the Council may consider the need to allocate further sites in the Part 2 plan. The Council have considered the Part 1 plan Inspector's conclusions and as demonstrated and evidenced, consider that further housing supply will boost the delivery of the Local Plan 2031 Spatial Strategy, as set out in the Part 1 plan.

⁸ **CSD09** Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 2 (Publication Version), (in particular Box 6.11 on page 27)

⁹ **HOU06** Meeting the Objectively Assessed Need for Housing

¹⁰ **ALP03** Inspector's Report on the examination of the Vale of White Horse Local Plan 2031 Part 1, (in particular paragraph 54)

¹¹ **ALP03** Inspector's Report on the examination of the Vale of White Horse Local Plan 2031 Part 1, (in particular paragraph 106)

¹² **ALP04** Vale of White Horse Local Plan 2031 Part 1 - Inspector's Initial Findings, (in particular paragraph 9.12)

3.2 Is the proposal in the LPP2 not to allocate additional sites in the Western Vale Sub Area consistent with the strategy in the LPP1 and supported by proportionate evidence?

- 3.2.1 The Council considers that not allocating in the Western Vale Sub-Area in the Part 2 plan is consistent with the Local Plan 2031 Spatial Strategy, as set out in the Part 1 plan and is supported by proportionate evidence. Allocating in the Western Vale is not required to meet the key aims of the Part 2 plan which include addressing the Vale's proportion of Oxford's unmet need and to consider whether 'additional' allocations are needed.
- 3.2.2 The Council considers that the Abingdon-on-Thames and Oxford Fringe Sub-Area is the most appropriate sub-area to meet Vale's apportionment of Oxford's unmet housing need, which is supported by Oxford City Council¹³. This sub-area is closest to Oxford with at least 2,200 dwellings that are demonstrably accessible and close to Oxford. This will be achieved through a combination of site allocations in the Part 1 and Part 2 plans. The Western Vale is not considered an appropriate area to meet this need due to its location and thus allocations are not identified to meet Vale's apportionment of Oxford's unmet need in the sub-area.
- 3.2.3 As demonstrated in Core Policy 20a, the housing requirement for the Western Vale Sub-Area has already been met by a sufficient amount of housing supply through a combination of housing completions, existing commitments, Part 1 plan allocations and windfalls. The requirement for this sub-area is 3,098 dwellings with a housing supply of 3,816 dwellings. Therefore, there is an excess of 718 dwellings in this sub-area as of 31 March 2017¹⁴.
- 3.2.4 Furthermore, the Council considers that the relevant key strand of the Local Plan 2031 Spatial Strategy, as set out in the Part 1 plan, of focusing development at local service centres, market towns, such as Faringdon, and larger villages, to support thriving rural communities and strengthen the role of the centres and larger villages¹⁵, has been achieved through the sites allocated in the Part 1 plan (950 dwellings at Faringdon of which 400 dwellings are within Great Coxwell Parish, 500 dwellings at Shrivenham and 200 dwellings at Stanford in the Vale) and the existing completions and commitments. This, combined with the overall housing requirement for the Western Vale Sub-Area being met, demonstrates there is no need to further allocate in the Western Vale, as evidenced in Topic Paper 2: Site Selection (**TOP02.1**)¹⁶, Addendum (**TOP02.4**)¹⁷ and supported by the Sustainability Appraisal Report (**CSD09**) which states "*no LPP2 allocations are proposed within the Western Vale;... recognising that most settlements here have high, or at least sufficient, committed development ... the sub area as a whole has completions/commitments in place to provide for 23% above the target.*"¹⁸
- 3.2.5 Nonetheless there is still flexibility within the Local Plan 2031 strategy for further development to take place in this sub-area, as there is a presumption in favour of sustainable development within the built-up area of local service centres, market

¹³ **SCG18** Statement of Common Ground with Oxford City Council, (in particular paragraphs 3.20 and 3.21)

¹⁴ **TOP02.4** Topic Paper 2: Site Selection – Addendum, (in particular Table 3 on page 7)

¹⁵ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies, (in particular Figure 4.1 on page 39)

¹⁶ **TOP02.1** Topic Paper 2: Site Selection (Publication Version), (in particular Section 4)

¹⁷ **TOP02.4** Topic Paper 2: Site Selection - Addendum

¹⁸ **CSD09** Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 2 (Publication Version), (in particular paragraph 10.2.4)

towns and larger villages. Of particular importance are the Part 1 plan Core Policies 3 and 4. In addition, the Made Faringdon Neighbourhood Plan supports the delivery of larger houses and housing to support the elderly¹⁹ to ensure there is an appropriate balance of housing provided in Faringdon. This flexibility enables further sustainable development to take place that will enhance the strategy for the Western Vale and strengthen the role of the key centres in the sub-area.

- 3.2.6 As outlined in paragraph 3.1.8 above, the Part 1 plan Inspector stated in his Report²⁰ that the Part 2 plan will need to take account of whether the sub-area requirements have been met and whether there is a need to allocate further housing sites. The Council have considered the Part 1 plan Inspector's conclusions and as demonstrated and evidenced above, consider further site allocations are not required.

¹⁹ Made Faringdon Neighbourhood Plan, (in particular Policy 4.6A Housing Balance), available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/faringdon-neighbourhood-plans/faringdon-neighbourhood-plan>

²⁰ **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1, (in particular paragraph 160)

3.3 Taking the objectively assessed housing needs of the Vale and the unmet needs of Oxford together, is the overall housing provision in the LPP2, its distribution between sub areas and its various components, consistent with the strategy in the LPP1, supported by proportionate evidence and deliverable?

3.3.1 The Council considers that the overall housing requirement, as set out in Core Policy 4a, of 22,760 dwellings, its distribution between the three sub-areas and the various components of housing supply are consistent with the Local Plan 2031 strategy, as set out in the Part 1 plan, are supported by proportionate evidence and are deliverable.

Overall Housing Provision

3.3.2 The Council's overall housing requirement is 22,760 dwellings which comprises the Vale's own objectively assessed housing need of 20,560 dwellings plus the Vale's apportionment of Oxford's unmet needs of 2,200 dwellings, as agreed through the Oxfordshire Growth Board and set out in Core Policy 4a. The Vale's objectively assessed housing need is based on robust evidence set out in the Oxfordshire Strategic Housing Market Assessment 2014 (**HOU07**)²¹ which assessed the housing needs of all the districts in Oxfordshire. The Part 1 plan Core Policy 4 sets out the Vale's housing requirement reflecting only the Vale's own need and was found sound by the Part 1 plan Inspector²². The findings of the Oxfordshire SHMA (**HOU07**) have also been found sound through other adjacent authorities' plans, namely Cherwell District²³. The housing requirement in Core Policy 4a includes this requirement in full and is consistent with the Part 1 plan.

3.3.3 The Part 1 plan Core Policy 2 sets out the Council's approach to addressing unmet needs arising from neighbouring authorities. It states that the Council will add the agreed quantum of Oxford's unmet need to its housing requirement either on adoption of the Part 1 plan or two years from the adoption of the Part 1 plan, whichever is earliest. The housing requirement set out in Core Policy 4a is consistent with the Part 1 plan and specifically Core Policy 2, as Core Policy 4a includes the agreed quantum of Oxford's unmet need for the Vale consistent with the Memorandum of Co-operation between the Oxfordshire local authorities (**DUC01**)²⁴. The Council's Matter 2 Statement includes further detail regarding how the 2,200 dwellings has been derived.

3.3.4 The Council has demonstrated through the Part 1 plan that its own housing requirement is deliverable and the evidence used to inform the Oxfordshire Growth Board process in deriving the Vale's apportionment of 2,200 dwellings demonstrates that this is also deliverable²⁵. The Council's Matter 2 Statement includes further detail on this. The Council's housing supply for the district, as set out in Core Policy 4a, demonstrates that there is sufficient housing supply (24,748 dwellings) to ensure the overall housing requirement is delivered²⁶. The housing supply is 1,988 dwellings

²¹ **HOU07** Oxfordshire Strategic Housing Market Assessment Final Report

²² **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1, (in particular pages 12 to 19)

²³ Inspector's Report on the Examination into the Cherwell Local Plan 2031, available at: <https://www.cherwell.gov.uk/download/downloads/id/3256/1cherwell-local-plan-inspectors-report-with-main-modifications-2015.pdf>

²⁴ **DUC01** Memorandum of Co-operation between the local authorities in the Oxfordshire Housing Market Area – Meeting the Objectively Assessed Need for Housing in Oxfordshire

²⁵ **TOP02.1** Topic Paper 2: Site Selection (Publication Version), (in particular Section 2)

²⁶ **TOP02.4** Topic Paper 2: Site Selection – Addendum, (in particular Table 3 on page 7)

in excess of the housing requirement ensuring there is flexibility and choice of sites to maximise delivery as supported by evidence in the Meeting the Objectively Assessed Need for Housing Report²⁷.

Distribution between sub areas

- 3.3.5 The Council has used a sub-area approach within its Local Plan 2031 to provide spatial expression to the Local Plan and ensure it is locally distinctive. The three sub-areas; Abingdon-on-Thames and Oxford Fringe, South-East Vale and Western Vale Sub-Area, are very different in character and enable the Council to set out a strategy, housing requirement and identify site allocations that are appropriate for each sub-area. This approach was found sound through the Part 1 plan²⁸, with the Part 2 plan continuing this approach consistent with the Part 1 plan.
- 3.3.6 The distribution of housing in the Part 1 plan reflects the Spatial Strategy of the Local Plan 2031 in firstly focusing sustainable growth in the Science Vale, located in the South-East Vale Sub-Area, and secondly allocating housing growth in the other two sub-areas focused at the main settlements ensuring self-containment is promoted through minimising the need to travel. This will maintain and strengthen the role of the main settlements to serve the communities and provide thriving rural communities in the Abingdon-on-Thames and Oxford Fringe and Western Vale Sub-Area. The distribution of housing in the Part 2 plan, in all of the sub-areas, is consistent with this strategy and reflects the distribution identified in the Part 1 plan. The Part 2 plan carries forward the housing requirements from the Part 1 plan for the three sub-areas and realigns the total of the three sub-area requirements to equate to the overall housing requirement set out in Core Policy 4a for the district (22,760 dwellings).
- 3.3.7 The Abingdon-on-Thames and Oxford Fringe Sub-Area housing requirement has been amended to include the Vale's apportionment of Oxford's unmet need. The Council considers that all its apportionment of Oxford's unmet need is appropriate within this sub-area as it is demonstrably close and accessible to Oxford. Oxford City Council have agreed that this approach is considered appropriate, as demonstrated in the Statement of Common Ground²⁹ between the Councils. This is further explained in the Council's Matter 2 Statement. Therefore, additional site allocations are proposed for this sub-area (five sites) ranging from 50 dwellings to 1,200 dwellings.
- 3.3.8 In addition to adding the Vale's apportionment of unmet need to the Abingdon-on-Thames and Oxford Fringe Sub-Area, the distribution of the overall housing requirement between the sub-areas has been amended to ensure it adds up to the overall total of 22,760 dwellings. The total of the sub-area housing requirements in LPP1 slightly exceeded the overall housing requirement in LPP1 Core Policy 4, as highlighted by the Part 2 plan Inspector in his initial queries³⁰, which reflected the Council's level of housing supply at that time. The amendments to the sub-area's requirements in the Part 2 plan are consistent with the strategy in the Part 1 plan and reflect the same proportion of housing in each sub-areas. This matter is further demonstrated within the Council's response³¹ to the Inspector's Initial Queries.

²⁷ **HOU06** Meeting the Objectively Assessed Need for Housing

²⁸ **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1

²⁹ **SCG18** Statement of Common Ground with Oxford City Council, (in particular paragraphs 3.20 and 3.21)

³⁰ **PC01** Inspector Letter to Vale of White Horse

³¹ **PC01.1** Vale of White Horse Response to Planning Inspector's Questions dated 27 March 2018

3.3.9 The distribution of the housing requirement between the sub-areas is deliverable and has been demonstrated through the delivery of housing over the first seven years of the Local Plan (2011-2018). The additional sites allocated in the Abingdon-on-Thames and Oxford Fringe Sub-Area ensure that the Council has sufficient supply to deliver the requirement for this sub-area. The Council has also maximised the prospect of delivering the housing in this sub-area through allocating a range of sites (ten sites) of varying sizes (50 to 1,200 dwellings). This approach is supported by evidence set out in the Council's Meeting the Objectively Assessed Need for Housing³², in so far as a range of sites optimises delivery through providing a range of housing products and sites that will deliver at various timescales. The LPP1 Inspector³³ also supported this strategy as it will minimise the risk of the overall housing need not being met.

Various components

3.3.10 To demonstrate that the overall housing requirement and the sub-area requirements can be delivered, the Council identified the housing supply available to meet these requirements in Core Policies 4, 8, 15, and 20 in the Part 1 plan. The housing supply includes various components; housing completions since the start of the plan period, commitments, strategic (Part 1 plan) and additional (Part 2 plan) site allocations, and windfall allowance. The Council have carried this approach forward in the Part 2 plan ensuring consistency between the two plans. Core Policies 4a, 8a, 15a and 20a set out the housing supply as of 31 March 2017 to demonstrate the revised housing requirements are deliverable and as shown in Topic Paper 2: Site Selection Addendum (**TOP02.4**)³⁴. This part of the Core Policies will effectively replace the equivalent Core Policies in the Part 1 plan.

3.3.11 The various housing supply components have remained consistent between the two plans, although the amount of supply has been updated to ensure an accurate and up to date position is provided. The key changes are as follows:

- Housing Completions and Commitments: updated to reflect housing supply data in the Council's Five Year Housing Land Supply Statement 2016/17³⁵.
- Number of dwellings allocated in the Part 2 plan: Core Policy 4 included an allowance of 1,000 dwellings to be allocated in the Part 2 plan with this split between the three sub-areas. The initial intention was that the 1,000 dwellings would be allocated on non-strategic sites (sites of less than 200 dwellings). However, the Part 1 plan Inspector considered that in the light of the need for the Part 2 plan to allocate sites to meet the Vale's apportionment of Oxford's unmet need and the need to consider whether further housing supply would be required to meet the sub-area requirements in the light of removal of sites from the Part 1 plan, the Inspector recommended modification to change the description of sites to be allocated in the Part 2 plan from 'smaller' to 'additional' site allocations³⁶ and thus the flexibility of the type of sites that could be allocated .
- Windfall Allowance: this has been updated reflecting the most up to date data on housing completions since the start of the Plan period. The Topic Paper 2:

³² **HOU06** Meeting the Objectively Assessed Need for Housing

³³ **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1, (in particular paragraph 54)

³⁴ **TOP02.4** Topic Paper 2: Site Selection – Addendum

³⁵ **OCD08** Five Year Housing Land Supply Statement 2017/18 - 2021/22

³⁶ **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1, (in particular paragraph 30)

Site Selection³⁷ and Addendum³⁸ and the Council's Matter 8 Statement demonstrate the evidence supporting this change.

³⁷**TOP02.1** Topic Paper 2: Site Selection (Publication Version), (in particular page 32)

³⁸ **TOP02.4** Topic Paper 2: Site Selection – Addendum, (in particular page 6)

3.4 How would the overall provision of housing in the district be monitored to ensure delivery? Is the housing supply ring fence for the Science Vale area still relevant and necessary?

How would the overall provision of housing in the district be monitored to ensure delivery?

3.4.1 The Council has included a Monitoring Framework, at Appendix N of the Part 2 plan, demonstrating that all Part 2 plan policies will be monitored effectively. There are monitoring indicators for Core Policies 4a, 8a, 15a and 20a which monitor the delivery of the overall housing requirement and the respective sub-area requirements. To ensure the delivery of the overall housing requirement, the monitoring of Core Policy 4a includes indicators, targets and actions, if the target is not being met, as set out in Table 3.1.

Table 3.1: Monitoring Framework for Core Policy 4a

Indicator	Target	Action
Number of dwellings permitted and completed by sub-area and strategic allocation.	To deliver the amount of dwellings planned for in each sub-area over the plan period.	Undertake measures set out in CP47a
Housing Trajectory showing: i. annual dwelling completions; ii. annual average no. of additional dwellings required to meet housing targets	To deliver 22,760 dwellings over the plan period based on 1,211 dwellings per annum.	Undertake measures set out in CP47a

3.4.2 These indicators demonstrate that the Council will effectively monitor the delivery of housing in the district against the housing requirement target. If the Council are not delivering sufficient housing, the measures set out in CP47a will be considered and implemented. Further detail on this is included in the Council's Matter 8 Statement.

3.4.3 The Council will report on monitoring of the Local Plan 2031, both the Part 1 and Part 2 plans, through the Council's Authority Monitoring Report which will be informed by the Council's Five Year Housing Land Supply Statement. The Authorities Monitoring Report and Five Year Housing Land Supply Statement will be published on an annual basis. Since the Adoption of the Part 1 plan, the Council has published annual Monitoring Reports³⁹ and Five Year Housing Land Supply Statements.⁴⁰

Is the housing supply ring fence for the Science Vale area still relevant and necessary?

3.4.4 Core Policy 5, as set out in the Part 1 plan, remains necessary and important as an adopted policy and is relevant for the calculation of the Council's five year housing land supply in the district. For this reason, the Council are not proposing to amend Core Policy 5 through the Part 2 plan.

³⁹ Vale of White Horse District Authority Monitoring Reports, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/supporting-documents>

⁴⁰ Vale of White Horse District Five Year Housing Land Supply Statements, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/housing-supply-statement>

3.4.5 Core Policy 5 ensures the Council's approach to its five-year housing land supply reflects a key strand of the Local Plan 2031 Spatial Strategy in focusing a significant amount of the district's housing within the Science Vale area to support economic growth, promote self-containment and assist in the delivery of strategic infrastructure. This key strand is further explained in paragraphs 3.1.1 to 3.1.8 above. This key strand is embedded within both the Part 1 and Part 2 plans, and thus the approach set out in Core Policy 5 remains entirely appropriate. Recent appeal decisions have endorsed the approach set out in Core Policy 5⁴¹.

⁴¹ Appeal References: APP/V3120/W/16/3145234 and APP/V3120/W/16/3160879

3.5 Does the LPP2 provide for the housing needs of Gypsies, Travellers and Travelling Show People as envisaged by, or in a manner consistent with, Policy CP27 of the LPP1?

- 3.5.1 The Council considers that the provisions in LPP1 Core Policy 27 provide for the housing needs of Gypsies, Travellers and Travelling Show People and that there is no requirement for the Part 2 plan to provide additional policies. The Council's response to the Inspector's Queries (**PC01.1**)⁴² on this matter are relevant. The Part 1 plan identifies a need for 13 pitches for gypsies and travellers up to 2031, as set out in Core Policy 27. This figure originates from the Joint GTAA (Vale, South and Oxford City) 2014 Update (**HOU10**)⁴³. Planning permission has been granted for eight pitches⁴⁴ which reduces the need to five pitches in total.
- 3.5.2 The Council updated a number of evidence base studies to inform the Part 2 plan, including a joint Gypsy, Traveller and Travelling Show People Accommodation Assessment (**HOU01**)⁴⁵ with Cherwell District Council, Oxford City Council and South Oxfordshire District Council. This takes account of the updated definition of a Gypsy, Traveller or Travelling Show Person for planning purposes, which was issued in 2015⁴⁶. Figure 36 (p.69-70) of the new joint assessment identifies a total future need for the district of two pitches up to 2033. Figure 37 (p.70) adds clarity that only one of these pitches is required to be delivered in the later part of the plan period (2027-2031). The remaining pitch is to be delivered after 2031, in a period which aligns with the Local Plans of neighbouring authorities. Figure 38 confirms that there is no future need for Travelling Show people that meet the planning definition in the district. The updated joint assessment (**HOU01**)⁴⁷ demonstrates that the need has been significantly reduced to just one pitch that is to be delivered at the very end of the plan period.
- 3.5.3 Therefore, the Council considers that the needs of Gypsies, Travellers and Travelling Show People are being met in accordance with the requirements of Core Policy 27. Having regard to the updated assessment (**HOU01**)⁴⁸, the Council does not consider it necessary to allocate an additional site in the Part 2 plan to meet the remaining need of one pitch, and that the difference in need between five pitches and one pitch is not significant enough to warrant an update to the existing Core Policy.
- 3.5.4 The Council considers the existing policy is sufficiently flexible and effective in determining proposals for new or expanded traveller sites in the district. This approach is supported by a recent appeal decision (April 2018) for three pitches on a site near to Shrivenham⁴⁹ where the Inspector concluded the following:

⁴² **PC01.1** Vale of White Horse Response to Planning Inspector's Questions dated 27 March 2018

⁴³ **HOU10** Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment Update

⁴⁴ Application Reference: P12/V1901/FUL

⁴⁵ **HOU01** Cherwell, Oxford City, South Oxfordshire and Vale of White Horse Gypsy, Traveller and Travelling Show People Accommodation Assessment

⁴⁶ Planning Policy for Traveller Sites (August 2015) available to view online at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

⁴⁷ **HOU01** Cherwell, Oxford City, South Oxfordshire and Vale of White Horse Gypsy, Traveller and Travelling Show People Accommodation Assessment

⁴⁸ **HOU01** Cherwell, Oxford City, South Oxfordshire and Vale of White Horse Gypsy, Traveller and Travelling Show People Accommodation Assessment

⁴⁹ Planning application reference: P16/V2968/FUL; Appeal Reference: APP/V3120/W/17/3181653 – The Old Canal Site, Compton Road, Shrivenham, SN6 8HF

“21...However, it is evident that the Council see the criteria set out in Core Policy 27 as generally accepting sites for gypsies and travellers in appropriate locations and the Council do not regard the number of sites that can be permitted as a ceiling that cannot be exceeded.”