

# Vale of White Horse Local Plan Part 2 EIP

## Matter 4

On behalf of Webbpaton - Steventon

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### Introduction

McLoughlin Planning is instructed by Webbpaton to make submissions on the Inspector's List of Matters and Questions for the Vale of White Horse Local Plan Part 2 Examination in respect of Matter 4, Question 4.1.

Webbpaton's interests relates to its land south of Haney Road, Steventon. A site location plan is appended to this submission.

### Matter 4: Abingdon and Oxford Fringe Sub Areas

#### Question 4.1

*'Other than Dalton Barracks (Matter 5), are the housing allocations listed in Policy 8a the most appropriate when considered against alternatives in the light of site constraints, infrastructure requirements and potential impacts? Are the estimates of site capacity justified? Are the expected timescales for development realistic? Are the site development template requirements – both general and site specific – justified, consistent with national policy and would they be effective?*

- a) North of East Hanney
- b) North East of East Hanney
- c) East of Kingston Bagpuize with Southmoor (in Fyfield and Tubney Parish)
- d) South East of Marcham'

#### Response:

Webbpaton considers the approach of providing housing at a handful of locations in this part of the district is clearly contrary to the 'key strand' set out in Figure 4.1 of LPP1, which provides for housing in rural areas. This undermines the ability of Larger Villages not identified for additional housing within the plan to accommodate modest levels of growth to support the vitality of settlements in accordance with the Framework. The approach is therefore considered to be unsound.

Notwithstanding this, Webbpaton notes that at the Larger Villages within the Abingdon-on-Thames and Oxford Fringe Sub-Area, LPP1 already allocates 280 dwellings at Kingston Bagpuize with Southmoor and 510 dwellings at Radley. In addition to this, LPP2 now proposes a further 600 dwellings at Kingston Bagpuize with Southmoor, 130 dwellings at East Hanney (across 2 sites) and 90 dwellings at Marcham. In combination, these now represent significant allocations, which are akin to strategic sized allocations. This raises issues insofar as a significant amount of infrastructure will need to be delivered to support these large allocations. Moreover, the ability for these settlements to successfully 'absorb' such a large quantum of development in a relatively short timeframe will be reduced.

If Webbpaton's concerns regarding Dalton Barrack's ability to deliver housing in an appropriate timescale become apparent, additional allocations will be required. In this scenario, given the housing strategy set out in LPP1, the only option would be to direct this balance to the Larger Villages given that there are no other potential sites which could yield in excess of 200 houses. Given that 80% of Oxford's unmet need is to be

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accommodated within the Abingdon-on-Thames and Oxford Fringe Sub-Area, the Larger Villages which could accommodate this balance within this sub-area are potentially Cumnor, Drayton, East Hanney, Kennington, Kingston Bagpuize with Southmoor, Marcham, Radley, Steventon and Wootton. This would increase the pressure on these settlements, particularly where large allocations are already proposed.

Steventon is in a fairly unique position in that it falls within both the Abingdon-on-Thames and Oxford Fringe Sub-Area and the South East Vale Sub-Area. It is therefore, ideally placed to meet some of the unmet housing needs of Oxford; especially given its convenient access to the A34, which provides a direct link to Abingdon and Oxford, as well as the A4130, which provides direct access to Didcot.

A modest allocation at Steventon would also relieve some of the pressures on the other Larger Villages within the sub-area where substantial allocations are proposed. Furthermore, it is noted that Green Belt and Area of Outstanding Natural Beauty designations present significant constraints to further development at Radley, Kennington and East Hanney.

As well as being able to meet some of Oxford's unmet needs, Steventon also falls partly within the Science Vale Area which is at the heart of the Council's strategy. Steventon is conveniently located close to the Enterprise Zone site at Milton Park and also has good direct access to the Enterprise Zone site at Harwell Campus via the A34. A modest allocation at Steventon would therefore help to ensure that jobs, homes and infrastructure are provided together as well as contributing to the ring-fenced housing requirement within the Science Vale.