

### **St Helen Without Parish Council Response to the VWHDC Local Plan, Part 1 (Nov 2014)**

St Helen Without Parish Council has a major concern about the VWHDC's Local Plan (Part I) where it has specifically targeted, for new housing development, greenfield sites from the Oxford Green Belt. The Parish Council is also aware that a large number of other greenfield sites have been proposed (Source: *Vale of the White Horse Green Belt Review: Phase 3 Report, Nov 2014*) for removal from the Oxford Green Belt as a precursor to further development in and around our villages, e.g. Appleton, Botley, Cumnor, Dry Sandford, Kennington, North Hinksey, Radley, Wootton, etc. In principle, the Parish Council strongly objects to this widescale erosion of the Green Belt, especially when the VWHDC could have considered other non-Green Belt sites and those within the brown line of existing settlements.

In addition, because the VWHDC has not produced a 'complete' Local Plan, all the Parish Councils involved remain very much in the dark as to the placement of future housing outside of Part I. Indeed, Part II of the Local Plan will have up to 1,000 houses to be allocated and a further 900 'Windfalls'. It is also clear from the Local Plan Part I that further housing might be sought from the VWHDC by neighbouring Councils who are not able to meet their full, objectively assessed housing needs. This begs the question, where are the remaining 1,900 houses (and possibly more) going to be placed? As a consequence, the Parish Council believes that until the VWHDC can answer such a strategic question then no further greenfield sites should be removed from the Oxford Green Belt.

On a more local level, it is also clear that Shippon is not classified as either a large or small village within the Local Plan. The implication is that (Source: *P37, Local Plan 2031, Part I, Nov 2014*):

‘...villages not included within the categories described above are considered to form part of the open countryside where development will not be appropriate, unless consistent with the exceptions policies set out in the Local Plan.’

Consequently, the Parish Council is concerned that two redundant farmyards [brownfield sites], which have had some commercial use on them in Shippon village, have been excluded from consideration in the current Local Plan, Part I; this is despite the fact that they were recommended for redevelopment in the Shippon Village Plan and would be sustainable developments within the brown line defining the village area. The question has to be asked of how many other villages within the Vale is this applicable?

The Parish Council also objects to the Vale's policy, with regard to the introduction of the Community Infrastructure Levy [CIL], which punishes small villages/communities/Parishes for not having a Neighbourhood Plan, i.e. those without a Neighbourhood Plan will receive only 15% of CIL receipts versus 25% for those with a Neighbourhood Plan (Source: *Infrastructure Delivery Plan, October 2014, section 2.8, p6*). We demand the same rights for all Parishes/Villages.