

Submission by Radley Parish Council: August 2015

Matter 4 – Unmet Housing Needs

4.3 Is it likely that the spatial strategy, policies and allocations proposed by the plan to meet the district's own housing needs would need to be significantly altered if unmet needs from elsewhere in Oxfordshire are to be accommodated in the Vale of White Horse district?

Yes. If the numbers and proposed allocations to meet Oxford's unmet needs are as in a paper considered by the Vale Cabinet on 7 August 2015³, then the spatial strategy and policies for the Abingdon and Oxford Fringe sub-area will need to be re-thought from first principles

The report provides a middle point estimate that the number of houses falling to the Vale to deliver to meet Oxford's unmet need will be 3000. It argues that 'good opportunities exist to meet unmet need' in the Abingdon and Oxford fringe sub-area, while for the other two areas of the Vale it is 'unclear how development could meet unmet need'. The implication is that most of the estimated 3000 homes required to meet Oxford's needs will need to be built in the Abingdon and Oxford fringe sub-area.

Taking into account also the 722 dwellings identified in CP8 as needing to be found in this area under Part 2 allocations, it appears that the Vale is proposing that something in the order of a further **3,500** homes should be built in the Abingdon and Oxford fringe sub-area on as yet unidentified sites. This is over and above the **1,990** homes in strategic sites in the sub-area which are identified under CP4.

As set out under Matter 3, we are already extremely concerned about the impact of more than doubling the size of our community following development as envisaged under the CP4. The policy set out in CP3 is not fit to provide an adequate planning basis for the siting of the 1,990 new homes currently proposed in the Abingdon/ Oxford fringe sub-area, let alone a further 3,500 homes in the area. We do not begin to understand how this many houses can be accommodated simply by further incremental expansion of Abingdon and the larger villages. It is essential that development on this scale, if it must happen, should be rethought from first principles.

³ *Planning to address Oxford unmet housing need in the Vale of White Horse.* By the Vale's Head of Planning