

VALE OF WHITE HORSE DISTRICT COUNCIL LOCAL PLAN EXAMINATION REPRESENTATIONS TO INSPECTOR'S MATTERS

Stage 2 MATTER 9

1 INTRODUCTION

- 1.1 The following representations are made by West Waddy ADP on behalf of our client Mr Robin Herd.
- 1.2 Representations were made to the Vale of White Horse Local Plan Publication Version in December 2014 and to the Inspector's Stage 1 Matters and Questions in August 2015. The following report relates to matters 5, 6, 7, 8, 9 and 11 of the Stage 2 Matters and Questions as at 17 December 2015.

2 MATTER 9: STRATEGY FOR SOUTH EAST VALE SUB-AREA (CP15 – CP16)

- 2.1 **Question 9.2:** My client's site at Milton Heights sits within the Science Vale boundary, the identified area for economic and housing growth within the VOWH and recognised by central government. As such it is well located for housing development to support this growth. Moreover, the site is outside of the North Wessex Downs AONB and is a more appropriate, alternative for allocation than either East of Harwell Campus or North West of Harwell Campus.
- 2.2 **Question 6.2:** The allocation of the housing sites at East of Harwell Campus and North West of Harwell Campus sit within the Science Vale boundary and are clearly linked to economic growth expected at Harwell. However, their allocations do not accord with the exceptional circumstances set out in NPPF paragraph 116, bullet point 2.
- 2.3 The NPPF states *Consideration of such applications should include an assessment of... the cost of, and scope for developing elsewhere outside the designated area, or meeting the need for it in some other way.* My client's site is outside of the North Wessex Downs AONB and is developable and deliverable now. Therefore, it is logical to conclude that the allocation of sites within the AONB is not necessary when suitable, developable sites are available that would help conserve it. This argument is further bolstered when a suitable site (Milton Heights) is located within the Science Vale boundary, designated for economic growth, and thus being able to contribute to the delivery of sites within the public interests.

3 CONCLUSION

- 3.1 The Local Plan is likely to be found out of date upon adoption due to a lack of a 5-year housing land supply. However, should the Inspector be minded to proceed to a recommendation to make main modifications to the Plan then my client's site should be allocated so that there is a surety of housing delivery in the 5-year period.
- 3.2 Land at Milton Heights is available now to form a significantly larger allocation to that currently proposed within the VOWH Local Plan, is outside of the Green Belt and North Wessex Downs AONB and sits strategically within the Science Vale area of economic growth.