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## VALE OF WHITE HORSE LOCAL PLAN 2031 (Part 1 Strategic Sites and Policies)

### EXAMINATION

### STAGE 2 - MATTERS AND QUESTIONS

#### **Matter 10 – Strategy for Western Vale Sub-Area (CP20)**

**10.1 Are the Strategic Housing Allocations listed in policy CP20 soundly based and deliverable?**

**(e) North of Shrivenham (site 21)**

**10.2 Are there other sites which would more appropriately meet the identified need for new housing?**

#### **Sustainable Location – Environmental and Social Problems**

The allocated site 21 North of Shrivenham is a sustainable location for development and it is in principle to be supported as the right place for housing development.

However, the delivery of this site and the associated environmental and social impacts arising from its development could be more effectively addressed through the allocation of additional nearby land. Two opportunities arise; the first in relation to the delivery of the primary school and the second is the potential off-set of recreational pressures, and also the protection, of the nearby SSSI.

As allocated it is questionable whether site 21 is sufficiently large to provide the necessary funding to deliver the preferred two form entry primary school, the site of which forms part of the initial phase.

In terms of ecological impact the allocation represents a significant number of dwellings

to be located so close to the nearby Tuckmill Meadows Site of Special Scientific Interest, it is therefore desirable for additional new open space to be available to divert recreational pressures away from that important ecological resource. As proposed the allocation constitutes a potential environmental threat to that SSSI unless sufficient recreational land and open space is provided in close proximity to compensate for the increased recreational pressures resulting from this scale of development.

### **Golf Course Allocation**

These two issues can be resolved through the allocation of additional nearby land as shown on the attached plan. Part of the neighbouring golf course is currently the subject of a planning application which has potential to render the North Shrivenham allocation both more effective and beneficial, in both environmental and infrastructure terms.

School Delivery - The golf course land provides the opportunity to increase the overall quantum of housing which will enable the provision of the two form entry primary school to be funded wholly from these developments.

Recreational Land and Protective Buffer - The development of part of the golf course also enables the creation of a very significant area of public open space, directly adjacent to the Site of Special Scientific Interest, which can act both as a buffer to protect that ecological area but also as a new recreational resource available to the occupants of both the North Shrivenham allocation and the new residents of housing built on the golf course.

## **10.2 Justification**

Additional housing in this location is justified based upon the sustainability of this area and the availability of the golf course land, both for residential and recreational uses. In this context it is wholly unjustifiable to allocate areas of land within the North Wessex Downs Area of Outstanding Natural Beauty or within greenbelt elsewhere within this same district when this less sensitive site is readily available and deliverable and would result in a more positively prepared plan.

# Land North of Shrivenham

