



**Hearing Statement
Respondents Reference:**

831779 & 877851

**EXAMINATION INTO THE VALE OF WHITE
HORSE LOCAL PLAN 2031 PART 1:
STRATEGIC SITES AND POLICIES**

Matter 11

Five Year Supply of Housing Land

January 2016

Introduction

1. This statement is submitted to the Examination into the Vale of White Horse District Local Plan 2011-2031: Part 1 on behalf of the below listed landowners.
2. This representation follows representations submitted in relation to Stage 1 of the Examination held in 2015; we trust that the Inspector will have regard to those comments where relevant to the issues now under examination.
3. This statement responds to the Inspector's questions in relation to Matter 11, it should however be read alongside previous submissions in relation to Stage 1 of the examination, and accompanying statements relating to other matters examined at this stage.
4. Represented landowners
 - Robert Graham Boyles
 - Geoffrey John Boyles
 - Jean Ellen Frances Boyles
 - Elizabeth Ann Boyles
 - Robert Gee
 - John-Michael Gee
 - Richard Venables
 - Tracie Palfreyman
 - Julie Van Onselen
 - Lisa Venables
 - John Rand
 - Denise Fletcher
 - Lucy Hick
 - Jonathan Kenwright

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Matter 11 - Five Year Supply of Housing Land

“11.1 Can a five year supply of deliverable housing land (in accordance with NPPF para 47) be currently identified against the plan’s stated housing requirement?”

5. We have concerns as to whether the proposed plan can meet the requirements of paragraph 47 of the NPPF and provide a five year supply of deliverable housing land in two regards. Firstly we have concerns as to the deliverability of large strategic sites (i.e. 200+ units), particularly those in villages. Secondly we believe that Oxford’s unmet housing need should be addressed if the plan is to satisfy paragraph 47 of the NPPF once it is adopted.

6. The present resistance within the Council and more widely from local communities to the development of sites allocated in this plan calls into questions the deliverability of strategic sites in villages. This resistance is most clearly demonstrated by the Council’s recent refusal of planning application P15/V1616/FUL in East Hanney (discussed in detail in our response to Matter 8). Where the deliverability of sites is uncertain it cannot be said with confidence that the plan will provide a five year supply of housing land. There is a longstanding trend of delayed delivery from larger housing developments in the district, this means there is considerable doubt as to whether strategic sites can be delivered in the early plan period as suggested; consequently we consider it appropriate to allocate smaller development sites. This is also discussed in detail in our response to Matter 8 and so is not repeated here.

7. Whilst the issue of Oxford City’s unmet housing was previously discussed at the Stage 1 hearing, the Inspector’s preliminary findings in relation to the West Oxfordshire Local Plan (December 2015) have since been published and are a relevant consideration.

8. The Inspector in West Oxfordshire concluded that the district’s apportionment of Oxford’s unmet housing need would be of considerable significance and weight *“since it will have emerged from an evidence-based process to inform spatial options for growth outside of Oxford City”*. His initial view is that it would need to be taken into account in calculating the 5 year land supply for the district. The Inspector goes on to suggest that if the plan were to proceed

without having regard to any apportionment made by the OGB it would immediately be out of date.

9. The Vale of White Horse District Council's latest Local Development Scheme (LDS) anticipated the plan currently under examination to be adopted in November 2015. Having regard to the projected time between examination and adoption in the LDS, and previous delays in the plan making process it seems likely that the Vale of White Horse's apportionment of Oxford's unmet need will have been agreed prior to the present plan being adopted. If this were to occur then the plan, which presently makes no provision for Oxford's need could be considered out of date in terms of paragraph 47 of the NPPF.

10. Any housing within the Vale of White Horse that is to contribute to meeting Oxford's unmet housing need would be best located in the vicinity of the City close to transport corridors. In view of the stark housing need for the City we also consider it beneficial to consider allocation of some suitably located smaller housing sites at this stage to encourage early delivery in the plan period. We believe our client's site to be ideally suited to meeting the clear and urgent need.