

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

Stage 2

MATTER 11

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 11: FIVE YEAR SUPPLY OF HOUSING

- 2.1 **Question 11.1:** A five year supply of land cannot be currently identified against the Plan's housing requirement. In November 2014 the VOWH published, alongside their Local Plan Publication Version, Topic Paper 4: Housing. Topic Paper 4 discusses the district's 5-year housing land supply which claims a deliverable housing supply of 8,047 dwellings over the period 1 April 2015 to 31 March 2020.
- 2.2 As the VOWH experienced an undersupply of 2,081 dwellings from the start of the plan period a buffer of 20% should be applied, revising the annual target to 1,649 dwellings per annum (8,249 over 5 years) in line with NPPF paragraph 47. As such this would only demonstrates a 4.88 years supply of housing.
- 2.3 When assessing planning applications, relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5-year supply of housing (paragraph 49 of the NPPF). It is therefore expected that the VOWH will have a Plan, if adopted, that is immediately out of date.
- 2.4 **Question 11.2:** It is accepted that there is a long lead in time for large strategic sites including outline applications, reserved matters, conditions and Section 106 agreements. As such, it is doubtful that some of the housing figures included in the VOWH's Housing Delivery Trajectory are

deliverable in the next 5 years, especially so as some of the sites are allocated in the Green Belt. This would decrease further the district's expected delivery figure of 8,047 dwellings to 2019/20 and thus reducing the 5-year housing land supply.

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- 3.1 The Local Plan is likely to be found out of date upon adoption due to a lack of a 5-year housing land supply.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.