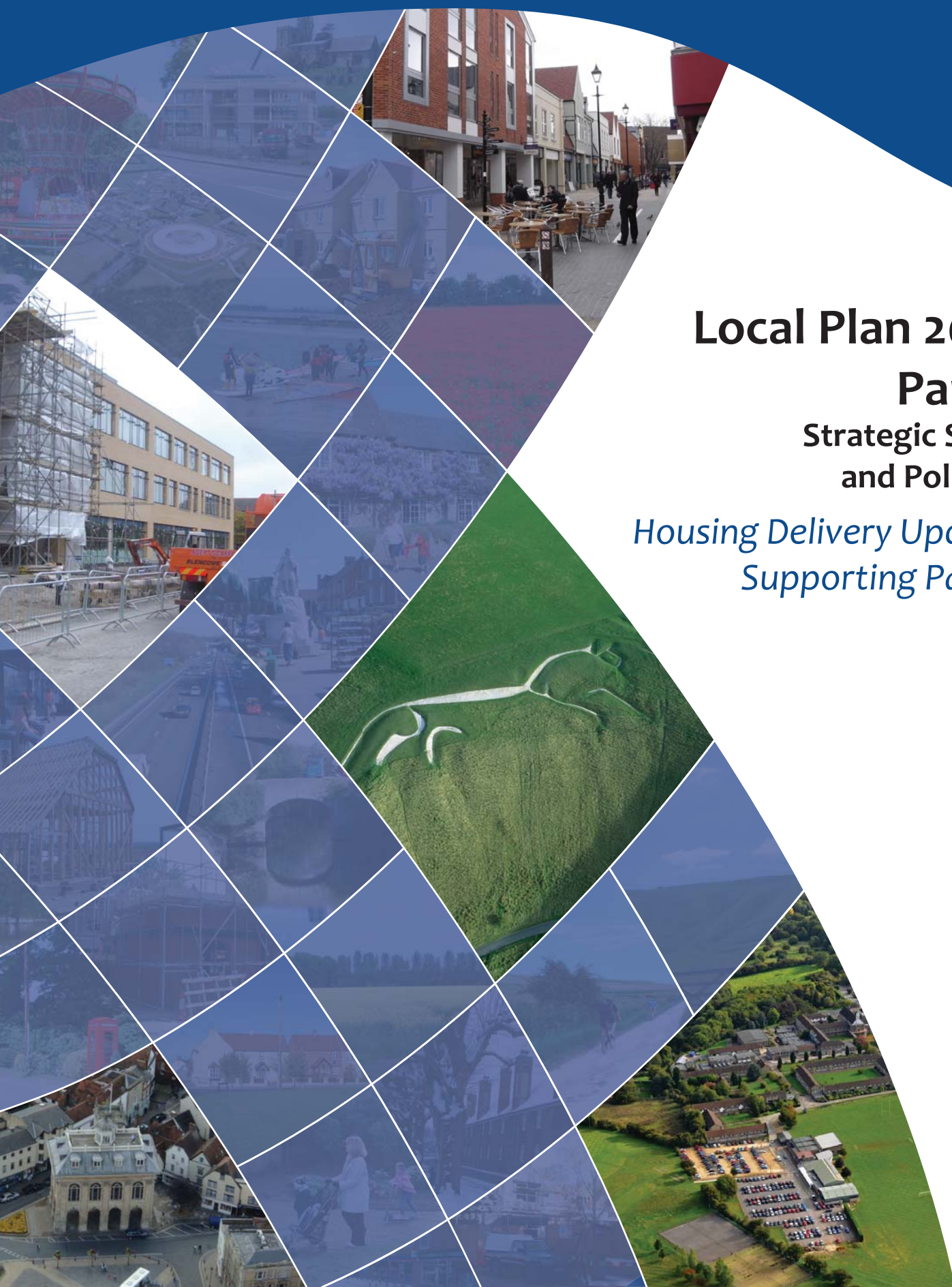




**Vale
of White Horse**
District Council

Consultation Draft
February 2014



Local Plan 2031

Part 1

Strategic Sites and Policies

*Housing Delivery Update
Supporting Paper*

Summary

This supporting paper sets out the process we have followed and the evidence we have used to inform our proposals in the February 2014 Local Plan 2031 Part 1 (LPP1) consultation document (Housing Delivery Update) (the February 2014 consultation document). It explains how we have reached our conclusions.

We previously published a consultation draft of the Local Plan Part 1 (LPP1) in February 2013. The housing proposals in this draft Local Plan were based on the South East Plan housing target, as at the time of publication it represented the best available evidence for the Vale.

The National Planning Policy Framework (NPPF) requires local authorities to meet their full, objectively assessed housing needs, as far as is consistent with the NPPF. The emerging Oxfordshire Strategic Housing Market Assessment (SHMA) identifies a need for up to 20,560 homes in the Vale of White Horse district over the period 2011 to 2031.

This represents a significant increase over the housing target in our February 2013 draft Local Plan and we therefore need to identify additional strategic sites for 7,430 more homes. Within this figure we need to identify sites which can deliver 4,025 homes within the first five years, so that we can maintain a five year housing land supply.

We have therefore identified further strategic sites for allocation in our Local Plan. These sites accord with our spatial strategy, which includes a focus on development within the Science Vale Oxford area, and on our Market Towns, Local Service Centres and key employment locations. We have also considered sites in our Larger Villages, which represent the most sustainable locations for growth after the Market Towns and Local Service Centres.

Our site selection process has been informed by a range of evidence studies, including landscape capacity assessment, transport modelling, viability assessment and historic landscape character assessment. It has also been informed by an informal consultation with infrastructure providers and key stakeholders, and by a sustainability appraisal of site options.

Given the scale of additional homes required, it has been necessary to consider sites within the North Wessex Downs Area of Outstanding Natural Beauty and the Oxford Green Belt. A Green Belt Review has been undertaken, and is published alongside this consultation.

Twenty one new sites have been identified through our site selection process as the most sustainable locations for additional housing, when considered against reasonable alternatives. This includes an opportunity to expand one of the strategic sites which we previously identified in the February 2013 draft

Local Plan. Full details of the sites we have identified are presented in the February 2014 consultation document.

The remainder of this supporting paper is presented in three sections.

Section 1: Introduction.

Section 2: Housing target. This section explains how we have arrived at the new proposed housing target for the district over the period 2011 to 2031.

Section 3: Additional strategic sites. This section sets out the process we have followed and the evidence we have used to identify additional housing sites for allocation in the Local Plan Part 1.

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1. INTRODUCTION

1. This supporting paper sets out the process we have followed and the evidence we have used to inform our proposals in the February 2014 Local Plan 2031 Part 1 (LPP1) consultation document (Housing Delivery Update) (the 'February 2014' consultation document). It explains how we have reached our conclusions.
2. We previously published a consultation draft of the Local Plan 2029 Part 1 (LPP1) in February 2013, and this is available to view on the council website¹. The housing proposals in this earlier draft Local Plan were based on the South East Plan housing target, as this was the most up to date evidence available at that time. However, we also explained in the draft Local Plan that the housing figures in the final plan would be based on emerging evidence base work, and hence may be different to those published in February 2013.
3. The emerging Oxfordshire Strategic Housing Market Assessment (SHMA) provides up-to-date evidence on the level of housing need in the district over the period up to 2031. The SHMA will be published shortly.
4. Our February 2014 consultation document significantly updates parts of the draft Local Plan to reflect this new evidence. It proposes a new housing target for the district, and also identifies additional strategic sites for housing development, so we can be sure that the new housing target can be delivered.
5. Our February 2014 consultation document proposes to extend the plan period up to 2031. This is to ensure that the plan period aligns with the evidence provided by the Oxfordshire SHMA and with the Oxfordshire Strategic Economic Plan.
6. Our February 2014 consultation document also proposes new or amended policies relating to the Duty to Cooperate, Oxford Green Belt, Didcot A Power Station, Design and Local Distinctiveness, and Design Briefs for Strategic and Major Sites.
7. The February 2013 LPP1 consultation document included other proposed policies which have not been reviewed as part of the current consultation. This includes policies relating to building healthy and sustainable communities, supporting economic prosperity, supporting sustainable transport and accessibility, and protecting the environment and responding to climate change. These policies will be reviewed and updated for inclusion in the final draft version of the Local Plan, which we will publish in mid 2014.

¹ The February 2013 draft Vale of White Horse Local Plan 2029 Part 1 is available to view online at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2029>

8. Our proposals in the February 2014 consultation document have been informed by a range of evidence-base studies, including:
- an updated Strategic Housing Land Availability Assessment (SHLAA)
 - an updated Town and Village Facilities Study
 - an extension to our Infrastructure Delivery Plan (IDP) to cover our new proposed sites
 - an ongoing Evaluation of Transport Impacts
 - a Green Belt Review
 - a Landscape Capacity Assessment
 - a Viability Study, and
 - Historic Landscape Character Assessment.
9. The proposals in our additional consultation document have also been informed by responses we received to the February 2013 consultation, and by informal consultation with key stakeholders and infrastructure providers. We have used this to develop our proposals for the housing target and the additional strategic sites.
10. It is important that the options we develop for policies are tested through Sustainability Appraisal (SA). This is a legislative requirement of the plan making process² and has taken place alongside the preparation of the February 2014 consultation document. The SA has helped us to identify preferred policy options to inform the preparation of the plan.
11. A Habitats Regulations Assessment (HRA) has also been undertaken to identify any aspects of the proposals in the February 2014 consultation document which would have the potential to cause a likely significant effect on Natura 2000 or European sites³.
12. The responses we receive to our February 2014 consultation and the comments we received on the draft local plan we published in February 2013 will help inform the final draft of the local plan, which we will publish in mid 2014.
13. The remainder of this report is presented in two sections:
- Section 2: Housing target: explains how we have arrived at the new proposed housing target for the district for the period 2011 to 2031.
- Section 3: Additional strategic sites: sets out the process we have followed and the evidence we have used to identify additional housing sites for allocation in the Local Plan Part 1.

² For more information see the Sustainability Appraisal Addendum Report at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6>

³ For more information see the Habitats Regulations Assessment (February 2014), available at the link above.

2. HOUSING TARGET

Introduction

14. This section explains how we have arrived at the new proposed housing target for the district for the period 2011 to 2031. It begins with a summary of relevant national planning policy and guidance relating to the housing target. The key message is that the Local Plan must meet the district's full, objectively assessed housing need unless to do so would conflict with national policy.
15. This is followed by a summary of the key findings of the emerging Oxfordshire Strategic Housing Market Assessment (SHMA), which identifies the objectively assessed housing need for the Vale of White Horse district and the wider Oxfordshire housing market area. Responses we received to the February 2013 LPP1 consultation are then considered. This is followed by an explanation of the sustainability appraisal which was undertaken to assess options for the Local Plan housing target.
16. This leads on to a recommendation that the Local Plan housing target should match the objectively assessed need identified in the emerging Oxfordshire SHMA. The implications of this housing target are then discussed, including the need to identify additional strategic sites to deliver homes across the plan period, and particularly within the first five years (2014/15 to 2019/20).

National policy requirements: meeting the full, objectively assessed housing need

17. The National Planning Policy Framework⁴ (the NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and local policies should be consistent with the NPPF.
18. A presumption in favour of sustainable development is embedded into the NPPF. For plan making this means that local planning authorities should "positively seek opportunities to meet the development needs of their area" (paragraph 14).
19. The NPPF goes on to state that local planning authorities should "use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in

⁴ The National Planning Policy Framework (March 2012) can be accessed online at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

[the NPPF], including identifying key sites which are critical to the delivery of the housing strategy over the plan period” (paragraph 47).

20. To meet the above requirement local planning authorities are required to collect a proportionate level of up to date evidence to inform and support the housing policies in their Local Plans. Paragraph 159 of the NPPF identifies two key evidence base studies that need to be completed to demonstrate this:
 - **Strategic Housing Market Assessment (SHMA):** Local Planning Authorities are required to undertake a SHMA, working with neighbouring authorities within housing market areas. This assessment helps to objectively identify and assess the full housing needs for market and affordable housing within the area.
 - **Strategic Housing Land Availability Assessment (SHLAA):** Local Planning Authorities are required to undertake a SHLAA to assess the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period.
21. In August 2013 the Government published draft National Planning Practice Guidance (NPPG)⁵, which is intended to complement and support the NPPF and provide advice on how to deliver its policies.
22. The draft NPPG identifies the following factors which should be taken into account when identifying the objectively assessed housing need through the SHMA:
 - National household projections provide the starting point for establishing housing need. However, these projections are trend based, and are developed using past household and demographic patterns. The projections may therefore need adjusting to reflect factors affecting local demography and household formation rates which are not captured in past trends.
 - Although the household projections are statistically robust and are based upon nationally consistent assumptions, the draft NPPG notes that plan makers may consider sensitivity testing, specific to their local circumstances, based on alternative assumptions on the underlying demographic projections and household formation rates. For example the level of migration into an area may be affected by changes in employment growth or a major employer locating into an area.
 - The draft NPPG indicates that plan makers should assess the likely level of job growth based upon past trends and /or future economic forecasts, taking into account factors such as the growth of working

⁵ The draft National Planning Practice Guidance (August 2013) can be accessed online at: <http://planningguidance.planningportal.gov.uk/>

age population and cross boundary migration. Plan makers will need to consider increasing their housing numbers if the supply of working age population is less than the projected job growth, as this would result in unsustainable commuting patterns.

- Housing need targets should also take account of market signals such as land prices, house prices, rents, affordability, rate of development, and overcrowding. Where market signals indicate the housing market is under pressure, a higher level of housing supply should be considered.
23. Additional relevant guidance on the assessment of housing need is provided in the Planning Advisory Service paper on 'Ten key principles for owning your housing number- finding your objectively assessed needs'⁶ and in the Strategic Housing Market Assessments Practice Guidance published by Communities and Local Government in 2007⁷.

Identifying the objectively assessed housing need in the Vale: the emerging Oxfordshire Strategic Housing Market Assessment (SHMA)

24. As set out above, the NPPF and the draft NPPG indicate that local plans should be based on a Strategic Housing Market Assessment (SHMA) which forms part of the council's evidence base. The main purpose of a SHMA is to provide an objective assessment of housing need within a housing market area.
25. GL Hearn was commissioned in 2013 to prepare a SHMA on behalf of all Oxfordshire authorities so that this work could inform the local plans for each authority area. The methodology used in the emerging Oxfordshire SHMA is based on the 2007 SHMA Practice Guidance, and also conforms to the draft NPPG.
26. The first stage of the SHMA is identifying the scope of the Housing Market Area (HMA). The Oxfordshire HMA is based on travel to work and housing market relationships between the Oxfordshire districts and Oxford city. In the case of Oxfordshire, the HMA has been defined as the Oxfordshire county area. The emerging Oxfordshire SHMA covers the period from 2011 to 2031.
27. The emerging Oxfordshire SHMA assesses housing need based on the following factors:

⁶ The Planning Advisory Service paper on 'Ten key principles for owning your housing number – finding your objectively assessed needs' (November 2013) can be accessed online at: http://www.pas.gov.uk/4-plan-making/-/journal_content/56/332612/4077684/ARTICLE

⁷ The Strategic Housing Market Assessments Practice Guidance Version 2 (August 2007) is available online at: <https://www.gov.uk/government/publications/strategic-housing-market-assessments-practice-guidance>

- National household projections published by the Department for Communities and Local Government act as the starting point for population projections.
 - Adjustments have been made in Oxfordshire in relation to international migration (which was under-estimated for Oxford City in published statistics) as well as under-supply for all districts (to make up the short fall in past provision) and market signals.
 - The emerging SHMA also takes into account the findings of work commissioned in parallel which comprehensively assesses the economic growth of Oxfordshire. This separate study by Cambridge Econometrics and SQW identifies the likely employment growth over the plan period. The SHMA needs to take account of this work in order to ensure that sufficient homes are provided to accommodate the future workforce. An expanded workforce will be needed to support the very significant economic growth likely in Oxfordshire, and in the Vale where 22,980 jobs are forecast for the 2011-2031 period.
28. The emerging SHMA factors in and adjusts for any backlog and undersupply of housing prior to 2011. This means that any backlog prior to 2011 is addressed within the identified objectively assessed need for 2011 to 2031.
 29. The SHMA does not, and can not, take account of supply-side factors such as the availability of land for development, physical or policy constraints, the sustainability of accommodating different levels of housing provision or the views of local communities. This work is undertaken by the district council as part of the plan-making process. Section 3 of this paper sets out the physical and policy constraints and the sustainability appraisal which we have taken into account through the site selection process.
 30. Having regard to the Cambridge Econometrics and SQW work, the emerging Oxfordshire SHMA will establish the objectively assessed development needs for each district, including identifying the full need for market and affordable housing. It will also set out the mix of homes required and the housing needs of different groups within the population.
 31. The emerging Oxfordshire SHMA identifies an objectively assessed need for up to 20,560 homes in the Vale of White Horse District over the period 2011 to 2031. This equates to a requirement for up to 1,028 homes per annum.
 32. This objectively assessed need is based on a scenario which reflects our commitment to employment growth at the Science Vale Oxford sites at Harwell Oxford Campus and Milton Park and across the district as a whole. This area will benefit from the recently announced Oxford and Oxfordshire City Deal, which will provide £95 million of government

investment to the county and help to maximise the area's potential. The scenario would provide enough homes to support the Oxfordshire Local Enterprise Partnership's (LEP's) Strategic Economic Plan.

33. As explained above, the SHMA will also include a range of other recommendations, to address housing need in the district. This will include recommendations in relation to affordable housing, the mix of homes required and the housing needs of different groups within the population.
34. The February 2014 Local Plan consultation proposes a housing target for the district based on the findings of the emerging Oxfordshire SHMA. We will consider the other recommendations of the SHMA (relating to affordable housing, housing mix, and identifying the specific needs of particular groups) when preparing the final draft version of the Local Plan, which we will publish in mid 2014.

Feedback received in response to the February 2013 LPP1 consultation

35. In February 2013 we consulted on a housing target of 13,294 homes over the period 2006 to 2029. This target was based on the South East Plan housing target, as this was the most up to date evidence available at that time.
36. A large number of representations were received in relation to the housing target and the response was mixed.
37. On the one hand, a significant number of representations were objecting to the housing target, as it was still based upon the South East Plan as opposed to a more up-to date locally derived evidence base. It was suggested that the housing target for the area had been overstated because it was based upon historic trends that failed to take into account the impact of the economic recession, and that it was also based on overestimates of the level of in-migration into the area and the level of job growth that is anticipated at Milton Park and Harwell. The emerging Oxfordshire SHMA and the economic work undertaken by Cambridge Econometrics and SQW cover these issues.
38. Questions were also raised in regard to whether the South East Plan target is the most sustainable option for the area and how this may have a negative impact on the existing infrastructure, as well as whether it is viable for developers to upgrade/invest in additional provisions. Concerns were also raised about how the growth may impact on the quality of life of existing residents.
39. In addition a high level of objections were also raised in relation to how housing growth has been distributed across settlements and how Wantage and Grove are expected to accommodate a large proportion of

this, even though there is a greater level of job growth at the Enterprise Zone sites at Harwell Oxford Campus and Milton Park. The issue of whether the existing infrastructure (particularly transport) has additional capacity to accommodate growth was also raised.

40. On the other hand, a number of representations were received in support of the use of the South East Plan housing target as an interim measure, and some suggested that the target should be increased. The main reasons given were that the area has experienced difficulties in bringing large strategic sites forward, which has led to a shortage in the supply of new housing and affordability issues, as well as a lack of a five year supply of housing land.
41. Further, it was emphasised that a higher housing target would help support the employment led growth in the Science Vale Oxford area, as well as supporting a greater level of self containment of the area (improving the balance of homes and jobs) and reducing unsustainable levels of commuting. Therefore, some responses recommended that the South East Plan target (or a higher target) should be incorporated into the Local Plan, so that a higher number of sites would be allocated for housing in different locations, to help address these issues.
42. Given that we now have an emerging Oxfordshire SHMA, it is important that the Local Plan reflects the findings of the SHMA, and seeks to meet the full, objectively assessed housing need as required by the NPPF. The February 2014 Local Plan consultation therefore proposes a new housing target based on the findings of the emerging SHMA.

Sustainability appraisal of options for the housing target

43. As explained above, the emerging Oxfordshire SHMA identifies an objectively assessed need for up to 20,560 homes in the district over the period 2011 to 2031. In March 2013 we published a Sustainability Appraisal (SA) Report to accompany the February 2013 LPP1 consultation document. The March 2013 SA Report included consideration of six options for the housing target, based on the evidence available at that time. The highest option assessed in March 2013 was option B: to provide 19,688 homes over the period 2006 to 2029. Our new proposed housing target (20,560 homes over the period 2011 to 2031) is higher than the highest option considered in March 2013, but is within tolerable testing limits. The new SA Addendum Report⁸, which has been prepared to accompany the February 2014 Local Plan consultation, does not therefore reconsider the housing target for the Local Plan.

⁸ The February 2014 Sustainability Appraisal Addendum Report is available to view on our website at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6>

44. The six options for the housing target considered in the March 2013 SA Report are summarised below:
- **Option A** – Plan to meet the number of homes set out in the South East Plan (total = 13,294 over the period 2006-2029)
 - **Option B** – Plan to provide more houses than the South East Plan in line with the needs identified in the Housing Needs Assessment (total = 19,688 over the period 2006-2029)
 - **Option C** – Plan to provide the number of homes set out in the South East Plan plus adding an additional amount to the target for general housing based on maximising the potential of the preferred site options (total = 14,308 over the period 2006-2029)
 - **Option D** – Plan to provide the number of homes set out in the South East Plan plus a specific target for Extra Care Housing (total = 13,294 + 2,300 Extra Care Homes over the period 2006-2029)
 - **Option E** – Plan to provide the number of homes set out in the South East Plan plus adding an additional amount to the target for general housing based on maximising the potential of the preferred strategic site options plus a specific target for Extra Care Housing (total = 14,308 plus 2,300 Extra Care Homes over the period 2006-2029)
 - **Option F** – Plan to provide the number of homes set out in the South East Plan plus adding an additional amount to the target for general housing based on maximising the potential of the preferred strategic site options plus all the identified alternative strategic sites and an increased amount in the remaining rural areas based on an initial assessment of capacity of suitable sites (total = 15,898 over the period 2006-2029).
45. The March 2013 SA report identified a clear set of trade-offs in regard to sustainability and housing numbers. Higher housing numbers would provide the housing stock and greater housing affordability that have been identified as issues in the Vale. In this sense, Option B performed the best and would have clear significant positive effects on a number of objectives. However, the SA identified that this level of growth is not without consequences, namely likely significant effects on a number of environmental issues such as biodiversity and natural resource consumption and efficiency. In this sense the SA did not identify a preference for a particular option. The appraisal identified that with appropriate mitigation, some of the environmental effects of the higher housing targets could be reduced. The March 2013 SA report concluded that those options that favour higher levels of housing growth have the potential to, on balance, perform more sustainably than those at a lower level of development, although this would be subject to more detailed evidence on transport.

46. The SA Addendum Report does not reconsider the housing target for the Local Plan. This is because Option B (19,688 homes over the period 2006 to 2029), which was considered in the March 2013 SA Report, is similar to the objectively assessed housing need identified in the emerging Oxfordshire SHMA (up to 20,560 homes over the period 2011 to 2031). On the basis that a similar housing target was appraised in March 2013, and scored favourably in terms of social and economic objectives (subject to appropriate mitigation of likely significant negative environmental effects), it is not considered necessary to re-appraise the housing target options.

Recommended housing target for the Vale, and what this means in terms of the additional homes we need to plan for

47. The February 2014 Local Plan consultation proposes a housing target for the Vale of 20,560 homes over the period 2011 to 2031. This housing target is based on the objectively assessed housing need for the district, and also reflects the sustainability appraisal of options for the housing target. The new housing target represents a significant increase over the housing target identified in the February 2013 LPP1 consultation document (13,294 homes over the period 2006 to 2029) and we therefore need to identify additional strategic sites in order to ensure that the higher housing target can be delivered.
48. We proposed the following strategic sites in the February 2013 LPP1 consultation document:
- Valley Park, Harwell Parish east of the A34: 2,150 homes
 - North Harwell Oxford Campus, Harwell: 400 homes
 - South of Park Road, Faringdon: 350 homes
 - Monks Farm, North Grove: 750 homes
 - Crab Hill, North West Wantage: 1,500 homes.
49. The site promoters for the North Harwell Oxford Campus site have since indicated that they wish to use this land for employment and so this site is no longer available for housing. The other four sites are still considered the most sustainable locations for development within the Vale. Some of these sites are already in the planning application process. Land at Park Road, Faringdon is subject to a resolution to grant planning permission for up to 380 homes, subject to legal agreements (P13/V0709/O). Phase 1 of Monks Farm, North Grove is subject to a resolution to grant planning permission for 133 homes, subject to legal agreements (P12/V1545/O). There is a current application on land at Crab Hill, North West Wantage, for up to 1,500 homes, new employment space, and other uses (P13/V1764/O).

50. Table 1 sets out the remaining, additional homes we need to plan for in the Local Plan, once completions, commitments, and the four strategic sites already identified, have been taken into account. Table 1 also includes an allowance of 931 homes to be identified through the Local Plan Part 2 (LPP2). Once this has been taken into account, there are 7,430 homes still to plan for, to meet the plan target of 20,560. This means that we need to identify additional strategic sites capable of accommodating 7,430 homes.

Table 1: Delivering the new housing target: sources of housing supply

Source of housing supply	Number of homes
Housing already provided for	
Completions April 2011 – March 2013	702
Known commitments at December 2013	7,097
Housing to be identified	
Strategic sites identified in February 2013 LPP1 consultation document	4,400 ⁹
Homes to be identified through LPP2	931
Remaining homes to be identified through additional strategic sites	7,430
Total	20,560

Identifying a five year housing land supply

51. The NPPF requires that local planning authorities “identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements” (paragraph 47). In the case of the Vale, the NPPF also requires us to identify a buffer of 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. This 20% buffer is required because there has been a record of persistent under delivery of housing in the district.
52. This means that we will need to identify a number of new strategic sites capable of delivering homes early in the plan period, in order to ensure that we can maintain a five year housing land supply. We therefore need to consider smaller sites (for around 200 homes), capable of delivering homes quickly, as well as larger sites which can deliver homes over a longer period.
53. The draft NPPG seeks to introduce a new requirement for local planning authorities to address any past short fall in the five year supply within the

⁹ This comprises 1,500 homes at Crab Hill, 750 homes at Monks Farm, and 2,150 homes at Valley Park.

first five years of the plan. We have therefore taken this into account when calculating the number of homes we need to provide within the first five years.

54. We have calculated that we will need to identify sites capable of delivering 4,025 homes within the first five years (2014-2019) in order to ensure that we can maintain a five year housing land supply. This includes a 20% buffer to meet the NPPF requirements.

Summary of conclusions in regard to the new housing target and the number of additional homes we need to plan for

55. The emerging Oxfordshire SHMA identifies an objectively assessed need for up to 20,560 homes in the Vale over the period 2011 to 2031.
56. In accordance with the requirements of the National Planning Policy Framework, the February 2014 Local Plan consultation document proposes to meet this objectively assessed need in full. The housing target proposed in the consultation document is therefore 20,560 homes.
57. Of these 20,560 homes, 13,130 are already built or committed, or will be provided through strategic sites identified in the February 2013 LPP1 consultation document, or through the Local Plan Part 2. This means that we need to plan for a further 7,430 homes in the Local Plan Part 1.
58. Of these 7,430 homes, 4,025 will need to be delivered in the first five years of the plan (2014-2019). The remaining 3,405 homes can be delivered later in the plan period (2020-2031).
59. We therefore need to identify new strategic sites capable of delivering 4,025 homes in the period 2014-2019 and 3,405 homes in the period 2020-2031.

3: ADDITIONAL STRATEGIC SITES

Introduction

60. This section of the paper sets out the process we have followed and the evidence we have used to identify additional housing sites for allocation in the Local Plan Part 1.
61. The process we have followed has not reappraised the strategic sites which were proposed in the February 2013 LPP1 consultation document. One of these strategic sites, located to the north of Harwell Oxford Campus, is no longer available for housing, and hence is not being taken forward. The remaining strategic sites are listed below, and are still considered the most sustainable locations for development within the Vale:
- Valley Park, Harwell Parish east of the A34: 2,150 homes
 - South of Park Road, Faringdon: around 350 homes (this site is subject to a resolution to approve planning permission for 380 homes, subject to legal agreements)
 - Monks Farm, North Grove: up to 750 homes (phase 1 of this site is subject to a resolution to approve planning permission for 133 homes)
 - Crab Hill, North West Wantage: up to 1,500 homes (this site is currently subject to a planning application for 1,500 homes and other uses).

The process we followed to identify the strategic sites in the February 2013 LPP1 consultation document is summarised in the 'strategic sites selection' topic paper which was published in March 2013¹⁰.

62. As explained in section 2, there is a need to identify further strategic sites to deliver the increased housing target. Additional sites have therefore been identified following a site selection methodology.

¹⁰ Topic Paper 3: Strategic sites selection (March 2013) is available on the council's website at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6>

63. The site selection process has been informed by a range of evidence base studies, including:

- an updated Strategic Housing Land Availability Assessment (SHLAA) including viability assessment
- an updated Town and Village Facilities Study
- an ongoing Evaluation of Transport Impacts
- a Green Belt Review
- a Landscape Capacity Study, and
- Historic Landscape Character Assessment.

64. The remainder of this section is arranged as follows:

Site selection methodology – a summary of the process we have followed to identify the most sustainable additional sites for allocation in the LPP1, to meet the new housing target.

Recommendations – the key findings in terms of the most appropriate sites for inclusion in the February 2014 consultation document.

65. Further detailed information about the site selection process is provided in the following appendices:

Appendix 1 - Initial list of potential sites

Appendix 2 – Summary of relevant responses to the February 2013 Local Plan Part 1 consultation

Appendix 3 - Maps showing sites excluded early in the process

Appendix 4 - Sites taken forward for detailed testing

Appendix 5 – Site information tables

Appendix 6 – Sequential test of contingency sites with areas in flood zones 2 and 3.

Site selection methodology

66. Additional strategic sites have been identified following a five stage methodology, as follows:

- Stage 1: Identification of potential sites
- Stage 2: Initial site filters
- Stage 3: Identification of key constraints and opportunities and further site sift
- Stage 4: Detailed evidence testing, informal consultation and sustainability appraisal
- Stage 5: Identification of preferred sites

The methodology is illustrated in figure 1, and each stage of the methodology is summarised in more detail below.

Stage 1: Identification of potential sites

67. We used the 2014 Strategic Housing Land Availability Assessment (SHLAA) update¹¹ as a starting point for the identification of potential strategic sites. The SHLAA assesses over 300 sites located in and around the Market Towns, Local Service Centres and Larger Villages in the Vale. The SHLAA also assesses land adjacent to Harwell Oxford Campus and land located within the district adjacent to Didcot.
68. In each case, all sites immediately adjoining the edge of the settlement were assessed through the SHLAA. We also undertook a 'call for sites' exercise to inform the SHLAA.
69. In addition to sites assessed through the SHLAA, we also considered further potential sites including sites within the Science Vale Oxford area which could be capable of supporting a new or significantly expanded village. We focussed this search for 'new or expanded village' sites on the Science Vale Oxford area because this is a key area for growth, and residential development in this area would be close to employment opportunities at Milton Park and Harwell Oxford Campus.

¹¹ The 2014 Strategic Housing Land Availability Assessment (SHLAA) update can be accessed online at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6>

Figure 1: site selection methodology



Stage 2: Initial site filters

70. We applied the following site filters to identify those sites which could reasonably be taken forward to the next level of assessment:

Site size threshold

We have consistently applied a site size threshold to differentiate strategic and non-strategic sites, and only identified sites to be taken forward for further assessment where they could accommodate at least 200 homes. Site capacities were calculated based on a gross density of 25 dwellings per hectare, excluding any land within areas of higher flood risk (flood zones 2 or 3). Where individual sites were too small to accommodate 200 homes, consideration was given as to whether the site could be joined with neighbouring sites to form a larger strategic site.

Exclusion of sites with planning status

Local Plan 2011 allocations and sites with planning permission were excluded from consideration through the site selection process as these can already be expected to contribute to future housing supply.

71. Forty nine potential sites were identified to be taken forward to stage 3 of the assessment. These sites are listed in Appendix 1.

Larger villages where no sites were taken forward to stage 3

72. No potential sites were identified to be taken forward to stage 3 at Blewbury, East Hendred or Milton. The key reasons for this are summarised in table 2.

Table 2: Larger villages where no sites were taken forward to stage 2

Larger village	Key reasons that no sites were taken forward to stage 2
Blewbury	The village is entirely surrounded by the AONB. Sites within the AONB were only taken forward to stage 2 where they are well related to a main settlement or key employment site, and hence would have good access to employment opportunities.
East Hendred	The village is entirely surrounded by the AONB. Sites within the AONB were only taken forward to stage 2 where they are well related to a main settlement or key employment site, and hence would have good access to employment opportunities.
Milton	There are large areas of flood zones 2 and 3 to the west of the village. Other potential sites have access constraints, or would lead to issues of coalescence with Sutton Courtenay.

Stage 3: Identification of key constraints and opportunities and further site sift

73. Having identified an initial list of 49 sites at stage 2, we then gathered further information about key constraints and opportunities on each of the sites, to inform a further site sift.
74. The information considered for each site is summarised below.
- Planning history and surrounding land uses
 - Whether the site is within or adjacent to the North Wessex Downs Area of Outstanding Natural Beauty (AONB)
 - Area of site within Flood Zones 2 and 3
 - Whether the site is greenfield land
 - Whether the site is within or adjacent to the Oxford Green Belt
 - Whether the site is within or adjacent to a Conservation Area
 - Whether the site is in proximity to a listed building
 - Whether the site is designated as a Historic Park or Garden
 - Whether the site contains or is adjacent to an Ancient Monument
 - Whether the site contains or is adjacent to a County Wildlife Site
 - Whether the site contains or is adjacent to any national areas of special designation (e.g. Sites of Special Scientific Interest)
 - Whether the site contains or is adjacent to any other wildlife designations (e.g. Conservation Target Areas)
 - Whether there are archaeological constraints within or adjacent to the site
 - Whether the site is safeguarded for mineral reserves
 - Whether airfield safeguarding zones apply
 - Whether the site includes ancient woodland or community forest
 - Whether the site contains Grade 1 or 2 agricultural land
 - Additional physical constraints identified through site visits (e.g. pylons)
 - Area of site within gas pipeline consultation area
 - Whether it is likely to be possible to provide access to the site
 - The extent to which development at the site would fit our proposed spatial strategy, as set out in the February 2013 LPP1 consultation document
 - The level of facilities and services available, as identified through the Town and Village Facilities Study 2014 update¹², and
 - The potential impact of development on important open gaps between settlements.

¹² The Town and Village Facilities Study 2014 update can be accessed at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6>

75. At this stage we also considered feedback we received to the February 2013 Local Plan Part 1 consultation. Relevant responses are summarised in Appendix 2.

Sites excluded at stage 3

76. A number of sites were excluded from further consideration at this stage, as summarised in table 3. Maps showing the extent of these excluded sites are provided in Appendix 3. These excluded sites are not considered to be reasonable options for allocation.

Table 3: Sites excluded at stage 3

Site	Reason for exclusion
Site 4: West Faringdon	Site contains County Wildlife Site (CWS). Remaining areas of land are separated by the CWS, and hence would not form a coherent site. A planning application (P13/V1366/O) was recently refused on part of this site.
Site 7: North West Wantage	The northern section of this site is subject to a resolution to grant planning permission for 90 homes (phase 2 of Stockham Farm), subject to legal agreements. The southern section of the site forms part of an important open gap between Wantage and East Challow.
Site 8: West Wantage	Forms part of an important open gap between Wantage and East Challow.
Site 14: North East Grove	Difficulty with integrating development across the A338.
Site 15: South East Grove	Difficulty with integrating development across the A338.
Site 18: South Harwell Oxford Campus	This site does not relate well to the Harwell Oxford Campus, and is prominent and highly visible in the AONB.
Site 24: North West Harwell Village	Site is incorporated within site 44: land west of Harwell Village, and will be assessed at stage 4 as part of that site.
Site 26: South Kingston Bagpuize	Concern about the deliverability of an additional site in light of the level of development already planned around Kingston Bagpuize.
Site 34: South Uffington	Uffington is not well-related to the strategic road network and public transport provision is poor.
Site 35: South Watchfield	Impact on open gap between Shrivenham and Watchfield.

Table 3 (continued): Sites excluded at stage 3

Site	Reason for exclusion
Site 40A: Oxford Garden City (30,000 homes, new railway station, and new A34 junction)	This site is located on land which is proposed to be safeguarded for a potential Upper Thames Reservoir (proposed core policy 16 of the February 2013 LPP1 consultation document). Existing access to the site is difficult. New access would be difficult to achieve from the A34 due to the close proximity of existing junctions. There are significant viability and practicality issues around highway capacity and provision of access at this location. It is unclear how realistic and feasible it would be to provide a new railway station. The site can accommodate more homes than are needed to meet our objectively assessed housing need, but few (if any) homes would be provided in the first five years due to the long lead in time required for development of a new settlement.

Sites taken forward to stage 4

77. The remaining 38 sites were all considered suitable for further testing, and were taken forward to stage 4. These sites are listed in Appendix 4.

Stage 4: Detailed evidence testing, informal consultation and sustainability appraisal

78. The 38 sites identified at stage 3 were all subject to further detailed evidence testing, informal consultation and sustainability appraisal. This further detailed evidence testing included:

Landscape Capacity Study

We commissioned Kirkham Landscape Planning to undertake a landscape capacity assessment of each of the 38 sites. The study includes recommendations as to which sites, or parts of sites, may be able to accommodate development without significant harm to the landscape.

Transport Modelling

Working in partnership with Oxfordshire County Council, we commissioned consultants to undertake transport network capacity modelling to help inform our site selection process.

Viability Assessment

We commissioned HDH Planning and Development to undertake a high level viability assessment of each of the 38 sites.

Historic Landscape Character Assessment

Oxfordshire County Council provided initial information relating to each of the 38 sites, in advance of the publication of the county-wide historic landscape character assessment.

Green Belt Review

We commissioned Kirkham Landscape Planning to undertake a Green Belt review. The principal purpose of the Green Belt review is to assess the extent to which land meets the five purposes of the Green Belt, as stated in paragraph 80 of the National Planning Policy Framework.

Informal Consultation

We undertook an informal consultation with infrastructure providers and key stakeholders to identify any potential 'showstoppers' which may prevent each site being allocated for development. This included consultation with the Environment Agency, Natural England, English Heritage, Thames Water and Oxfordshire County Council.

Sustainability appraisal (SA)

We commissioned URS to undertake a sustainability appraisal (SA) of the 38 sites. The SA considers the likely effects of development at each site on each of eleven sustainability objectives, which cover social, economic and environmental aspects of sustainability.

79. The key findings of the detailed evidence testing are summarised for each site in Appendix 5. Further information is provided in the following reports, which are all available to view on our website¹³:

- Strategic Housing Land Availability Assessment (SHLAA) Update (February 2014)
- Town and Village Facilities Study Update (February 2014)
- Landscape Capacity Study 2014: Site Options (February 2014)
- Evaluation of Transport Impacts: Technical Note (February 2014)
- Historic Landscape Character Assessment: summary information from Oxfordshire County Council (February 2014)
- Vale of White Horse District Green Belt Review (February 2014)
- Sustainability Appraisal Addendum Report (February 2014)

Stage 5: Identification of preferred sites

80. We used the information collected at stages 3 and 4 to help inform the selection of preferred sites for inclusion in the February 2014 Local Plan consultation document.
81. As explained in section 2 of this paper, we need to identify additional strategic sites to provide 7,430 homes in the period up to 2031. Of these,

¹³ These reports can all be accessed on our website at:
<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6>

4,025 homes need to be provided within the first five years (2014-19), in order to ensure that we can maintain a five year housing land supply.

82. We have assumed that each site can deliver a maximum of 200 homes within the first five years of the plan period. This reflects our delivery monitoring experience, and is based on an assumption that one year will be required to obtain relevant permissions, and that the completion rate for each site will then be 50 homes per year for the next four years. On this basis, we need to identify 20 sites which are capable of delivering 200 homes each within the first five years. Some sites will also need to contribute towards the longer term housing requirement, to provide 3,405 homes in the latter part of the plan period.
83. The site tables presented in Appendix 5 provide a summary of the information gathered for each site, and set out our recommendations as to whether or not each site should be allocated in the Local Plan Part 1, to help meet the district's housing need.

Sites within the North Wessex Downs AONB and the Oxford Green Belt

84. In identifying our preferred sites, we gave first consideration to those sites which are not located within the North Wessex Downs AONB or the Oxford Green Belt. However, given the level of housing required, we have also identified sites within the AONB and Oxford Green Belt. The identification of sites within the Green Belt has been informed by a Green Belt Review, and a separate paper setting out the council's response to the Green Belt Review has been published alongside this consultation¹⁴. Our justification for identifying a site within the AONB is explained in the 'recommendations' section below.

¹⁴ The report setting out the council's response to the Green Belt Review is available on our website at the link above.

Recommendations

85. Our preferred approach is to allocate the following sites for development:
- North Abingdon-on-Thames: 410 homes
 - North West Abingdon-on-Thames: 200 homes
 - South Cumnor: 200 homes
 - South Drayton: 200 homes
 - Land North West of East Challow: 200 homes
 - East of East Hanney: 200 homes
 - South West of Faringdon: 200 homes
 - Great Coxwell Parish, South of Faringdon: 200 homes
 - Harwell and Milton Parishes east of the A34 adjoining Didcot town, Valley Park: 2,550 homes
 - East Harwell Oxford Campus: 1,400 homes
 - West of Harwell: 200 homes
 - South Kennington: 270 homes
 - South Marcham: 200 homes
 - Milton Parish, Milton Heights: 1,400 homes
 - North Radley: 200 homes
 - North West Radley: 240 homes
 - North Shrivenham: 400 homes
 - South Shrivenham: 200 homes
 - West Stanford-in-the-Vale: 290 homes
 - East Sutton Courtenay: 220 homes
 - Crab Hill, North East Wantage and South East Grove): 1,500 homes
 - Monks Farm (North Grove): 750 homes
 - East Wootton: 200 homes
86. The sites at Valley Park, East Harwell Oxford Campus and Milton Heights are capable of delivering additional homes beyond the plan period (post 2031), and any future delivery will count towards future plan targets.
87. This approach is fully consistent with the spatial strategy of 'building on our strengths' by supporting growth in the Science Vale Oxford area and at our main settlements, complemented by some growth at our Larger Villages. The sites have been selected to enable the district to meet its objectively assessed housing need, as identified in the emerging Oxfordshire SHMA.
88. Our recommendations for each site are summarised in table 4. We consider that, taken together, the preferred sites comprise a sustainable approach which will enable us to meet the Vale's objectively assessed housing need in full.

89. In identifying the preferred sites we have sought to ensure that we can maintain a five year housing land supply. All of the preferred sites are capable of accommodating some development in the period 2015-2019, thus contributing towards the five year supply.

Rationale for identifying a site within the AONB

90. One of our proposed sites (East Harwell Oxford Campus) is located within the North Wessex Downs AONB. Paragraph 116 of the NPPF states that planning permission for major developments in the AONB should be refused except in exceptional circumstances and where it can be demonstrated they are in the public interest.
91. Consideration of such applications should include an assessment of:
- “the needs for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
 - any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.
92. The East Harwell Oxford Campus site is located adjacent to Harwell Oxford Science and Innovation Centre (Harwell Oxford). Harwell Oxford is of international importance as a world-class centre for science, technology and innovation. Important features of the site include:
- Harwell Oxford hosts internationally significant research facilities, including the Diamond Light Source synchrotron, the ISIS neutron source, the Science and Technology Facilities Council’s Rutherford Appleton Laboratory and a host of other organisations and facilities including the European Space Agency’s Business Incubation Centre.
 - The campus was designated as an Enterprise Zone in 2011, along with Milton Park, and has 99 ha of developable land available (64 ha are designated as an Enterprise Zone).
 - It is estimated that at least 5,400 net additional jobs will be created at the Harwell Oxford site with expansion in scientific research, other professional services, IT services, electronics and pharmaceuticals.
 - The Government estimates that the space science industry will grow by £9bn by 2030. Harwell Oxford is well placed to accommodate part of this growth and the European Space Agency are already expanding their presence at the site.

93. The East Harwell Oxford Campus site will provide housing adjacent to the Harwell Oxford Campus and the two sites will have a clear synergy. The development of the East Harwell Oxford Campus site will enable provision of services and facilities that are essential for everyday life such as small scale retail and community facilities. Such facilities already exist at Harwell Oxford Campus, and the proposed housing development will help to support these existing facilities, as well as adding to them.
94. The East Harwell Oxford Campus site is a highly sustainable location for development with easy access to existing employment, services and facilities. There are excellent bus links to Abingdon, Oxford, Wantage and Didcot. Didcot Railway Station is five miles away and there is easy road access to the wider trunk roads via the A34.
95. Although Harwell Oxford Campus site is located within the North Wessex Downs AONB, we believe that the international significance of the site provides uniquely exceptional circumstances to justify supporting further development in the AONB. Any development will need to be sensitively planned to minimise impact on the AONB whilst delivering a high quality and sustainable village community.

Flood risk: sequential test

96. The majority of our recommended allocations are located entirely within Flood Zone 1. However, three of the preferred sites contain elements of Flood Zone 2 and 3. These sites are Site 11: North West Valley Park, Site 12: Valley Park, and Site 42: North West Abingdon-on-Thames. In all three cases we are not proposing that any development would be located within Flood Zones 2 or 3, and the sites are large enough to accommodate the recommended number of homes within Flood Zone 1. However, we have nonetheless undertaken a sequential test to demonstrate that there are no alternative sites available, around Didcot and Abingdon-on-Thames, in areas at lower risk of flooding. The sequential test is provided in Appendix 6.

Habitats Regulations Assessment and Sustainability Appraisal

97. The preferred sites have been subject to Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA). Further information on these processes is available in the HRA and SA addendum reports, published on the council website¹⁵.

¹⁵ The Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA) addendum reports are available on our website at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6>

Table 4: Summary of recommendations for each site

Site	Recommendation	Summary of reasons
Site 1: North Abingdon-on-Thames	Part of the site is considered suitable for allocating, to accommodate up to 410 homes.	Sustainable location adjacent to the Vale's largest settlement. The Green Belt Review indicates that part of the site can be developed without threatening the integrity of the Oxford Green Belt.
Site 2: South Abingdon-on-Thames	Site is not proposed for allocation.	The site is severely restricted by transport issues. The transport issues can only be addressed through the provision of a southern by-pass for Abingdon-on-Thames. At present there is no identified funding and the by-pass could not be funded solely by development.
Site 3: South West Botley	Site is not proposed for allocation.	Development of this site would erode the open gap between Botley and Cumnor, which would affect the integrity of the Oxford Green Belt. There are also likely to be significant highway issues.
Site 5: South West Faringdon	Part of the site is considered suitable for allocating, to accommodate up to 200 homes.	The site is located adjacent to the market town of Faringdon, which has a good level of services and facilities. The site will need to be carefully planned to minimise landscape impacts, and a permanent solution will need to be implemented to address wastewater capacity issues.
Site 6: South Faringdon	The eastern part of this site has a resolution to grant outline planning permission for up to 200 homes (P13/V0139/O) subject to legal agreements. The western part of the site is considered suitable for allocating to accommodate up to 200 homes.	This site is relatively unconstrained and is located adjacent to the market town of Faringdon, which has a good level of services and facilities. A permanent solution will need to be implemented to address wastewater capacity issues.

Site	Recommendation	Summary of reasons
Site 9: South Wantage	Site is not proposed for allocation.	Development of this site would have a significant negative impact on the landscape character of the area, and the AONB in particular. Proposed new infrastructure and mitigation to address traffic growth in Wantage is not designed to support additional traffic from this site.
Site 10: South Valley Park	This site is considered suitable for allocation as part of the wider Valley Park site.	The site is suitable in principle if developed as part of the wider proposed allocation of Valley Park. It would assist in providing part of the Harwell Strategic Link Road (from the B4493 to the A417). The northern part of the site (north of the 'driftway' track) could accommodate some housing which would integrate with Valley Park.
Site 11: North West Valley Park	Part of the site is considered suitable for allocation as part of the wider Valley Park site.	The majority of this site is considered suitable for development. This is a relatively unconstrained site which is well-located for access to Didcot and employment opportunities at Milton Park. The site should be planned as part of a wider master plan for the Valley Park site.
Site 12: Increase density on current Valley Park site	Site is considered suitable for increased density.	The site is well-located adjacent to the Great Western Park development, and should be planned as part of a wider master plan alongside sites 10 and 11. Higher densities should be located towards the northern part of the site, to protect the setting of the AONB and to minimise any impact on the separation of Didcot and Harwell.
Site 13A: Didcot A site	Redevelopment of the site to be supported by policy. No specific allocation proposed.	There may be some opportunities for residential development on this site, but this should be considered through a more detailed site master planning process.
Site 13B: North Didcot	Site is not proposed for allocation.	Site is considered unsuitable for development in this plan period due to the long-term continuation of minerals extraction and the adjacent landfill. The suitability of the site could be reconsidered in the future, following restoration of the landfill and minerals sites. Any future development would need to demonstrate how the identified constraints could be overcome.

Site	Recommendation	Summary of reasons
Site 16: North West Grove	Site is not proposed for allocation.	There is already a large amount of development planned around Wantage and Grove, and it is important that the level of development is both deliverable and sustainable. The suitability of the site could be reviewed in the future. However, the proposed Monks Farm site to the north of Grove could be slightly extended to ensure the North Grove Link Road can be delivered.
Site 17: East Harwell Oxford Campus	Site is considered suitable for allocation to accommodate up to 1,400 homes up to 2031, with the potential to provide up to 2,000 additional homes beyond 2031.	This site is proposed for allocation because there is a compelling economic case for making an exception to the AONB presumption against development in this location, given the site's unique position adjacent to the Harwell Oxford Campus which is an internationally important science hub with Enterprise Zone status. The site has good transport connections and provides an opportunity for highly sustainable development adjacent to a significant employment site which is a planned area for future job growth. Any development would be sensitively planned to minimise impact on the AONB whilst delivering a high quality and sustainable village community.
Site 19: North West Harwell Oxford Campus	Site is not proposed for allocation.	This site would only be an appropriate location for housing if the North Harwell Oxford Campus strategic site identified in the February 2013 Local Plan Part 1 consultation document was still going ahead. The North Harwell Oxford Campus site is no longer likely to come forward for housing development. As such, site 19 is no longer an appropriate option for residential development.
Site 20: North West Drayton	Site is not proposed for allocation.	Site 21 (South Drayton) is preferred for development at Drayton, as it would be more easily integrated with the existing village. Strategic development (of 200 homes) is not appropriate at more than one location at Drayton due to highway constraints.
Site 21: South Drayton	Part of the site is considered suitable for allocation for up to 200 homes.	This site relates well to the existing village of Drayton. Potential issues relating to ecology, flood risk, archaeology, and minerals resources will need to be resolved as part of the planning process.

Site	Recommendation	Summary of reasons
Site 22: South Cumnor	Site is considered suitable for allocation, to accommodate up to 200 homes.	Cumnor is one of our most sustainable villages with opportunities for enhanced public transport connections. The Green Belt review indicates that some development can be accommodated on the site without threatening the integrity of the Oxford Green Belt. The site will need to be carefully planned to minimise landscape impacts and any impact on the Oxford Green Belt.
Site 23: Land north west of East Challow	Site is considered suitable for allocation, to accommodate up to 200 homes.	This site is well located adjacent to the Larger Village of East Challow and in close proximity to the market town facilities and employment opportunities in Wantage. The site is considered suitable for development of up to 200 homes. Development will need to be carefully planned to include retention of a landscape and ecological buffer around the route of the Wilts and Berks Canal, and to minimise landscape impacts.
Site 25: South Kennington	Site is considered suitable for allocation, to accommodate up to 270 homes.	Kennington is one of the Vale's most sustainable villages, with a good range of services and facilities. The Green Belt review indicates that the site can be developed without threatening the integrity of the Oxford Green Belt.
Site 27: South Marcham	Site is considered suitable for allocation, to accommodate up to 200 homes.	This site is well located adjacent to the Larger Village of Marcham and in close proximity to the Market Town of Abingdon-on-Thames. Development will need to be carefully planned to minimise landscape impacts.
Site 28: North West Radley	Majority of the site is considered suitable for allocation, to accommodate up to 240 homes.	Radley is one of the Vale's most sustainable villages with a good range of services and facilities, and is close to additional facilities in Abingdon-on-Thames. The Green Belt review indicates that the site can be developed without threatening the integrity of the Oxford Green Belt. The site has good public transport connectivity with opportunities for enhancement.

Site	Recommendation	Summary of reasons
Site 29: North Radley	Part of the site is considered suitable for allocation, to accommodate up to 200 homes.	This site is located adjacent to Radley, which is one of the Vale's most sustainable villages. The Green Belt Review indicates that land to the North of Radley is important in maintaining the separation between Radley and Kennington and is an important part of the open countryside. In general, we agree with this assessment. However, we consider that a small parcel of land to the north of Radley can be released from the Green Belt and developed without significant harm on the separation of the settlements or the open character of the area.
Site 30: South Shrivenham	Site is considered suitable for allocation, to accommodate up to 200 homes.	This site is sustainable for development with few constraints. Shrivenham is one of the most sustainable villages in the Vale, with a good range of services and facilities.
Site 31: North Shrivenham	Part of the site is considered suitable for allocation, to accommodate up to 400 homes.	This site is sustainable for development with few constraints. Shrivenham is one of the most sustainable villages in the Vale, with a good range of services and facilities. Development should be located towards the southern part of the site, below the ridgeline. The site will need to be carefully planned to minimise any impacts on the Tuckmill Meadows SSSI.
Site 32: North Stanford-in-the-Vale	Site is not proposed for allocation.	The landscape capacity study indicates that the majority of this site would be unsuitable for development. Site 38 (West Stanford-in-the-Vale) is therefore preferred for development in Stanford-in-the-Vale.
Site 33: East Sutton Courtenay	Site is considered suitable for allocation, to accommodate up to 220 homes.	This site is well located adjacent to the Larger Village of Sutton Courtenay. The scale of development proposed is not likely to lead to significant highway impacts. However, the site will need to be carefully planned to minimise highway impacts and to mitigate surface water flooding.

Site	Recommendation	Summary of reasons
Site 36: South Wootton	Site is not proposed for allocation.	Development on the southern part of the site would have an impact on flight safety at Abingdon Airfield, and hence would not be appropriate. The site is located 250m from the Cothill Fen Special Area of Conservation (SAC). Site 43 (East Wootton) is preferred as a location for development in Wootton, as it is located further from the Cothill Fen SAC.
Site 37: North Wootton	Site is not proposed for allocation.	There are significant surface water flooding issues on Cumnor Road, which development could exacerbate. The site is located 350m from the Cothill Fen SAC. Site 43 (East Wootton) is preferred as a location for development in Wootton, as it is located further from the Cothill Fen SAC.
Site 38: West Stanford-in-the-Vale	Site is considered suitable for allocation, to accommodate up to 290 homes.	This site is relatively unconstrained and development will help to improve the sustainability and provision of services and facilities within the Larger Village of Stanford-in-the-Vale. A recent appeal decision established the principle that development is acceptable west of the A417.
Site 39: Rowstock	Site is not proposed for allocation.	This site is not considered appropriate due to issues of coalescence and cumulative impact, and a lack of existing services and facilities to enable sustainable development during early phases.
Site 40: Milton Heights	Site is considered suitable for allocation, to accommodate up to 1,400 homes, with the potential to provide up to 250 additional homes post 2031.	This site is located in the heart of the Science Vale Oxford area, with good access to Milton Park and the Harwell Oxford Campus. Milton Heights has an existing primary school. Additional services and facilities, including a new school, would need to be provided as part of the development scheme, to upgrade Milton Heights from a Smaller Village to a Larger Village.

Site	Recommendation	Summary of reasons
Site 41: Steventon Storage Facility	Site is not proposed for allocation.	This site is not preferred because it is remote from existing settlements. Initial phases of any development would therefore be unsustainable, and development would need to be of a sufficient size to provide all required services and facilities. This level of development could not be accommodated within the tested site boundary.
Site 42: North West Abingdon-on-Thames	Site is considered suitable for allocation, to accommodate up to 200 homes.	Sustainable location adjacent to the Vale's largest settlement. The Green Belt Review indicates that the site can be developed without threatening the integrity of the Oxford Green Belt.
Site 43: East Wootton	Site is considered suitable for allocation, to accommodate up to 200 homes.	Wootton is one of the most sustainable villages in the Vale. This site is preferred over sites 36 and 37 (South and North Wootton) because it is located further from the Cothill Fen SAC. Given the distance from the SAC, the site is not expected to lead to any significant issues providing that a Green Infrastructure Plan is provided for the site, as recommended by the Habitats Regulations Assessment (HRA). The Green Belt Review indicates that some development can be accommodated on the site without threatening the integrity of the Oxford Green Belt. The site will need to be carefully planned to minimise any impacts on the landscape and the Oxford Green Belt.
Site 44: Land west of Harwell village	Part of the site is considered suitable for allocation, to accommodate up to 200 homes.	This site is located adjacent to the Larger Village of Harwell, which has a reasonable level of services and facilities, and is well-located at the heart of Science Vale Oxford. Development should be restricted to the north eastern part of the site, and will need to be carefully planned to minimise landscape impacts.

Site	Recommendation	Summary of reasons
Site 45: Land east of East Hanney	Part of this site is proposed for allocation, to accommodate up to 200 homes.	This site is located adjacent to the Larger Village of East Hanney which has a reasonable level of services and facilities. The western part of the site (adjacent to the A338) is suitable for development, and will need to be carefully planned to minimise landscape impacts and ensure that development is well integrated with East Hanney. An appropriate solution will be needed to address wastewater capacity issues.
Site 46: Appleford	Site is not proposed for allocation.	Local highway infrastructure could not support large scale development on this site. Development would be severely restricted by the road capacity at the two single-lane bridges at Culham and Clifton Hampden. Possible accesses into the site are constrained by the mainline railway line and the branch line to the gravel workings: additional bridges/infrastructure would be required specific to the site.
Site 47: Land west of Steventon	Site is not proposed for allocation.	Existing significant utility infrastructure would constrain development on this site, and there are also significant highways constraints in this area.

APPENDIX 1: INITIAL LIST OF POTENTIAL SITES

Location	Potential sites
Market Towns (and Didcot) and Local Service Centres	
Abingdon-on-Thames	Site 1: North Abingdon-on-Thames Site 2: South Abingdon-on-Thames Site 42: North West Abingdon-on-Thames
Botley	Site 3: South West Botley
Faringdon	Site 4: West Faringdon Site 5: South West Faringdon Site 6: South Faringdon
Wantage	Site 7: North West Wantage Site 8: West Wantage Site 9: South Wantage
Didcot	Site 10: South Valley Park Site 11: North West Valley Park Site 12: Increase density at Valley Park Site 13A: Residential development at Didcot A Site 13B: North Didcot
Grove	Site 14: North East Grove Site 15: South East Grove Site 16: North West Grove
Harwell Oxford Campus	
Harwell Oxford Campus	Site 17: East Harwell Oxford Campus Site 18: South Harwell Oxford Campus Site 19: North West Harwell Oxford Campus
Larger villages	
Drayton	Site 20: North West Drayton Site 21: South Drayton
Cumnor	Site 22: South Cumnor
East Challow	Site 23: Land North West of East Challow
East Hanney	Site 45: Land East of East Hanney
Harwell Village	Site 24: North West Harwell Village Site 44: Land West of Harwell Village
Kennington	Site 25: South Kennington
Kingston Bagpuize with Southmoor	Site 26: South Kingston Bagpuize
Marcham	Site 27: South Marcham
Radley	Site 28: North West Radley Site 29: North Radley
Shrivenham	Site 30: South Shrivenham Site 31: North Shrivenham
Stanford-in-the-Vale	Site 32: North Stanford-in-the-Vale Site 38: West Stanford-in-the-Vale
Steventon	Site 47: Land West of Steventon
Sutton Courtenay	Site 33: East Sutton Courtenay
Uffington	Site 34: South Uffington
Watchfield	Site 35: South Watchfield (Golf Course)
Wootton	Site 36: South Wootton Site 37: North Wootton Site 43: East Wootton

Location	Potential sites
Other sites	
Rowstock	Site 39: Rowstock
Milton Heights	Site 40: Milton Heights
Oxford Garden City	Site 40A: Oxford Garden City
Steventon Storage Facility	Site 41: Steventon Storage Facility
Appleford	Site 46: Appleford

APPENDIX 2: SUMMARY OF RELEVANT RESPONSES TO THE FEBRUARY 2013 LOCAL PLAN PART 1 CONSULTATION

We received a number of responses to the February 2013 Local Plan Part 1 consultation which are relevant to the site selection process. Relevant responses are summarised below.

Development in the South East Vale sub area:

- Concerns that growth in this area will require substantial investment in providing additional infrastructure and retail facilities.
- Concerns that the A417 and A34 do not have the capacity to accommodate additional growth.
- Concerns that the level of job growth anticipated in the Science Vale Oxford area will not materialise to support the level of housing growth proposed.

Land north of Harwell Oxford Campus:

- Potential development at this site will need to ensure that it conserves and enhances the AONB.

Valley Park, Harwell Parish east of the A34:

- Concerns that further development of Valley Park will result in the coalescence of Harwell Village with Didcot.
- Objections were raised to this proposal because it is using high quality agricultural land for housing, when there is lower grade land to the north of the site which could be used instead.
- A landscape buffer may be required to ensure development of this site will not adversely impact Harwell Village.
- The delivery of the site may require a phased release for the development to proceed, in order to facilitate an early start of the development from north to south and allow additional infrastructure to be delivered to support the sustainable delivery of the site.

Development around Wantage and Grove:

- Concerns that the level of jobs growth anticipated for Wantage and Grove will not materialise, increasing the imbalance between housing and employment, and therefore increasing out commuting and congestion.
- Concerns that the proposed link roads will fail to reduce congestion on the A338 and A417.
- Concerns about whether the transport infrastructure improvements are deliverable.
- Most of the land at Wantage and Grove consists of Grade 2 or 3 agricultural land.
- There are flooding and access issues that are difficult to address.
- Concerns about the impact of growth on the AONB.
- Concerns about sewage treatment capacity at Grove.

The Abingdon-on-Thames and Oxford Fringe sub area:

- Concerns that the transport network in this part of the district is already under pressure. Any additional growth in the South Abingdon-on-Thames or Drayton area in particular is likely to have a disproportionate impact given the state of the transport network.
- Concerns about sewage treatment capacity in Botley.
- Concerns that growth in this area will adversely impact congestion along the A34.

The Western Vale sub area:

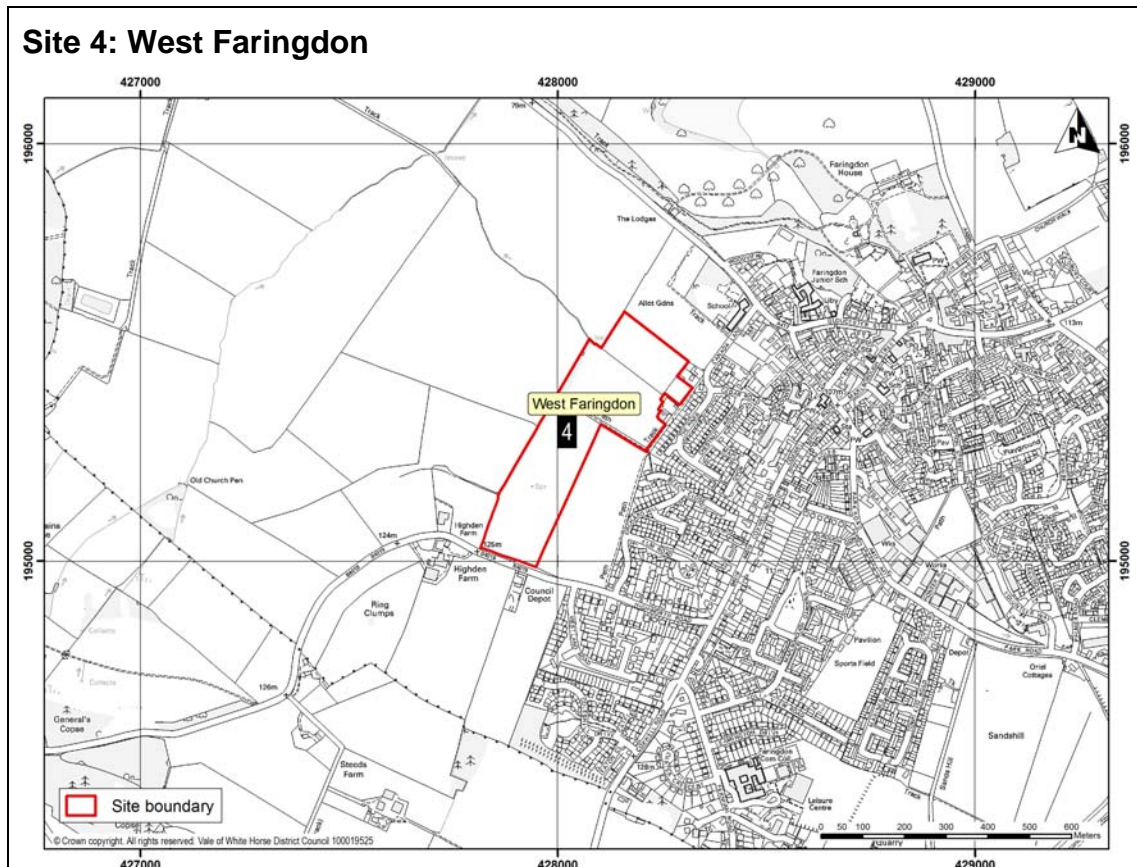
- The Larger Village categorisation of Shrivenham fails to recognise the services and facilities on offer in the village and in nearby Watchfield. Shrivenham would be a suitable location for additional housing development.
- The settlement hierarchy should be revised to include Shrivenham and Watchfield as a Local Service Centre.
- The Local Plan should acknowledge the economic significance and social importance of the Defence Academy at Shrivenham.
- Concerns about impact of growth on the A420, and particular concerns about the cumulative impact with development planned to the east of Swindon.

Alternative sites:

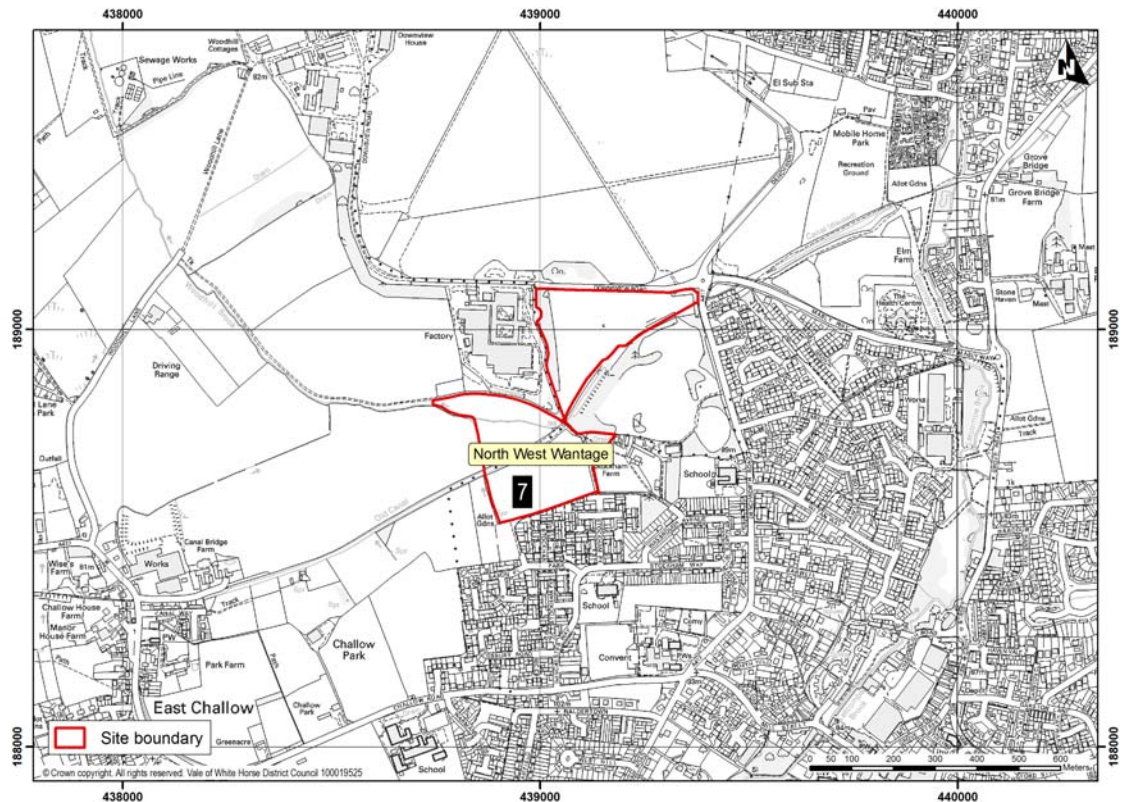
- Land north west of the Valley Park site was proposed as a potential location for development.
- Land in the area proposed to be safeguarded for the Upper Thames Reservoir was proposed as a potential location for a new 'Oxford garden city' to address development needs in the area.

APPENDIX 3: MAPS SHOWING SITES EXCLUDED EARLY IN THE PROCESS

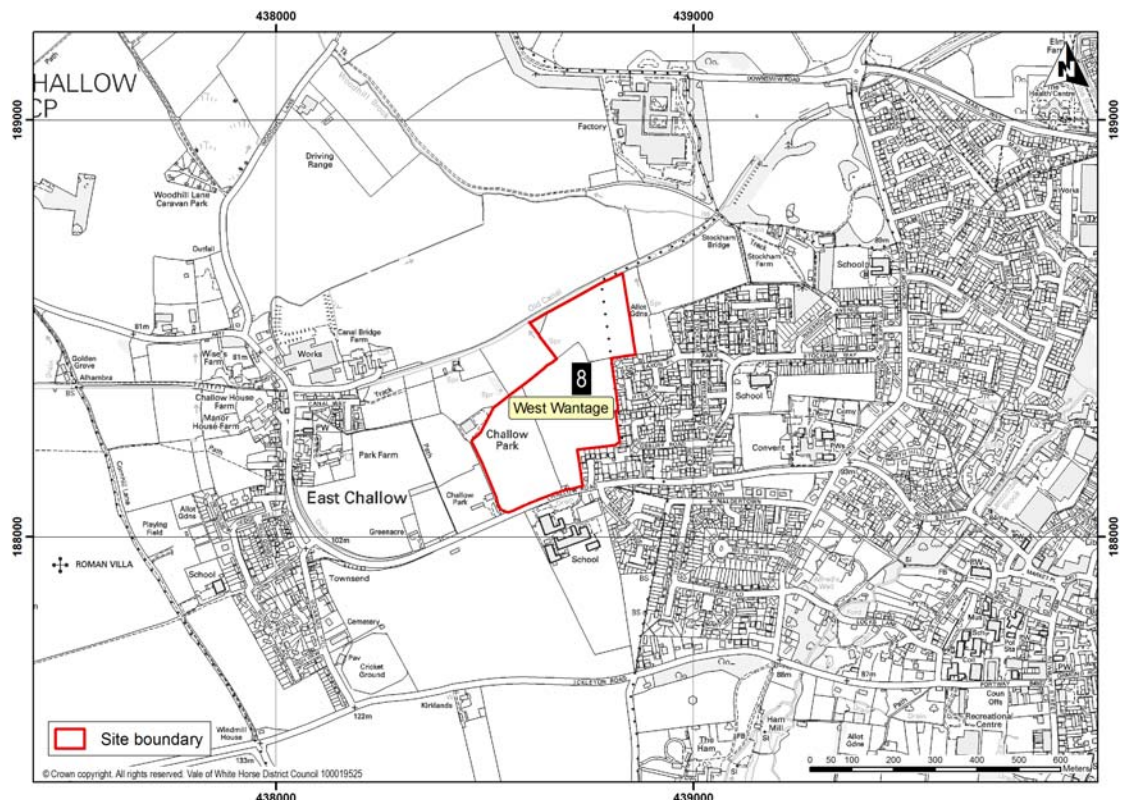
As explained in section 3 of the Supporting Paper, eleven sites were excluded at stage 3 of the site selection process. Maps showing the site boundaries of these excluded sites are provided below.



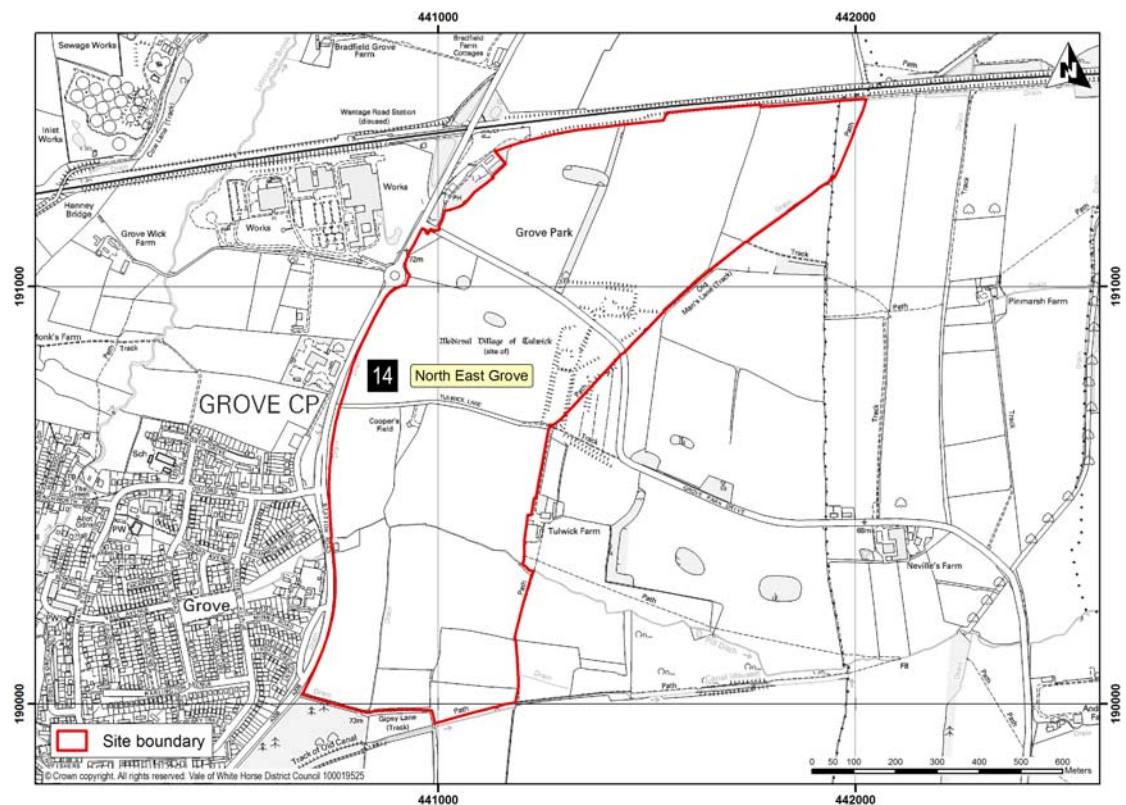
Site 7: North West Wantage



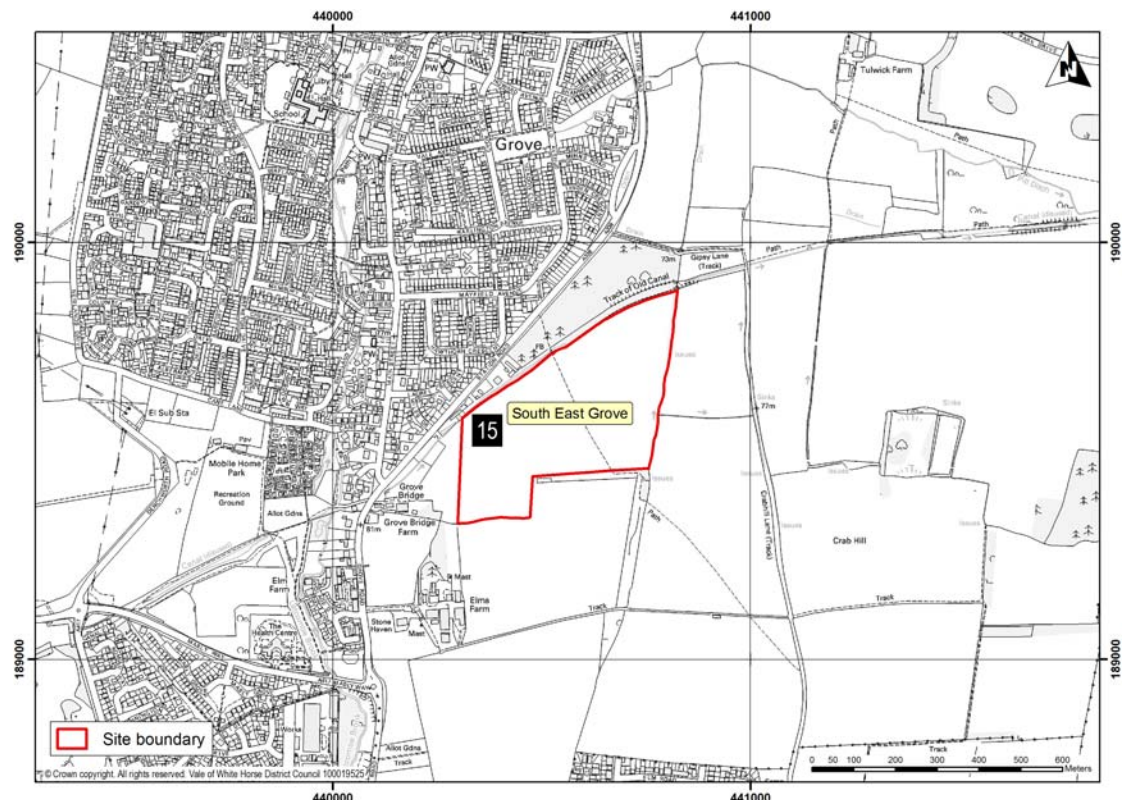
Site 8: West Wantage



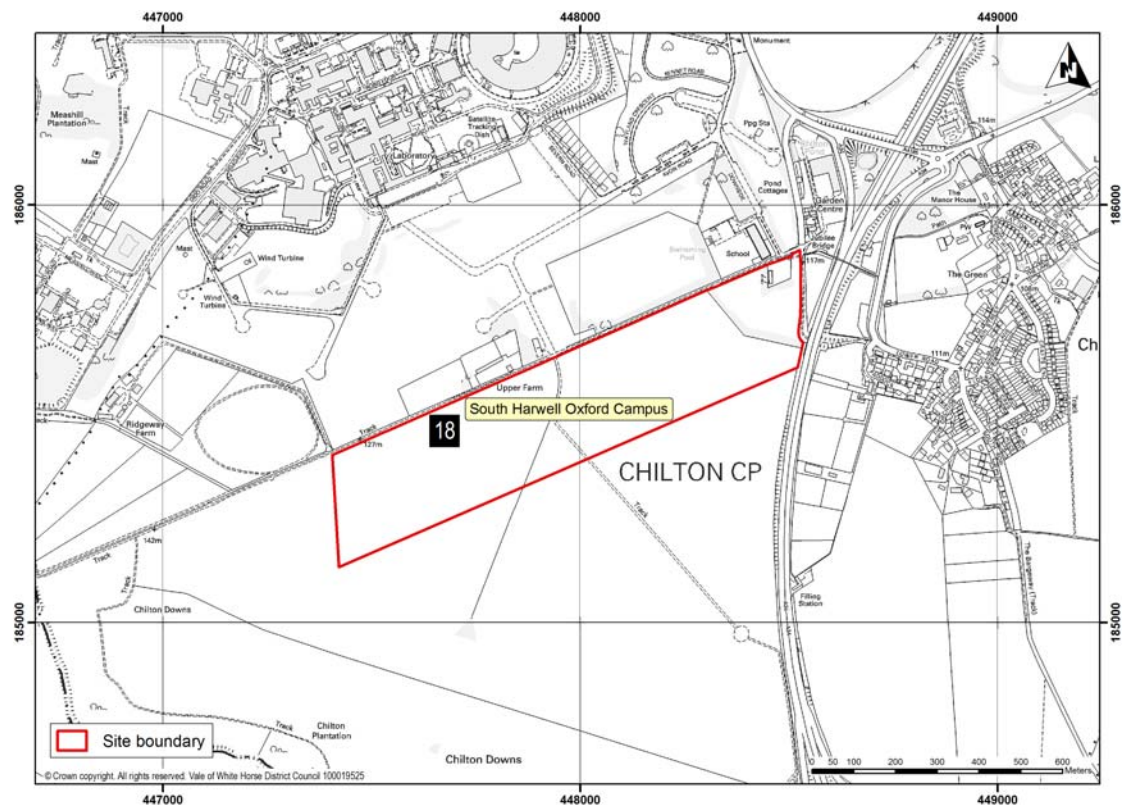
Site 14: North East Grove



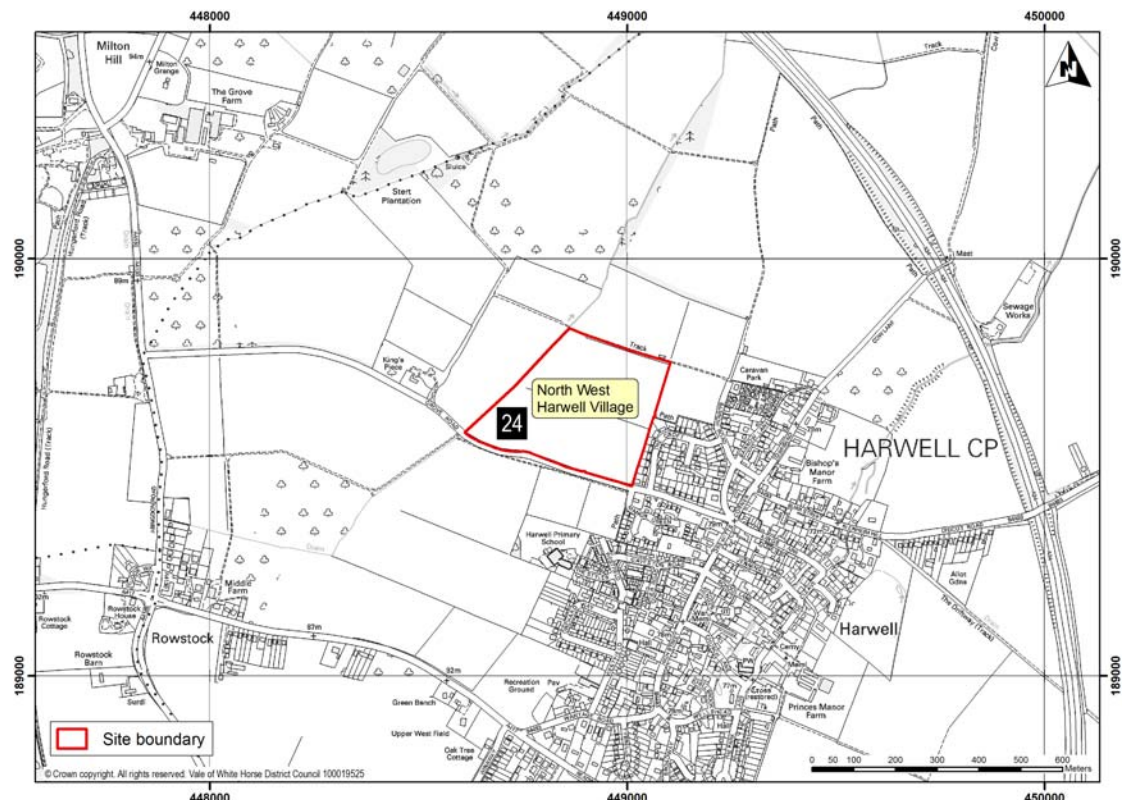
Site 15: South East Grove



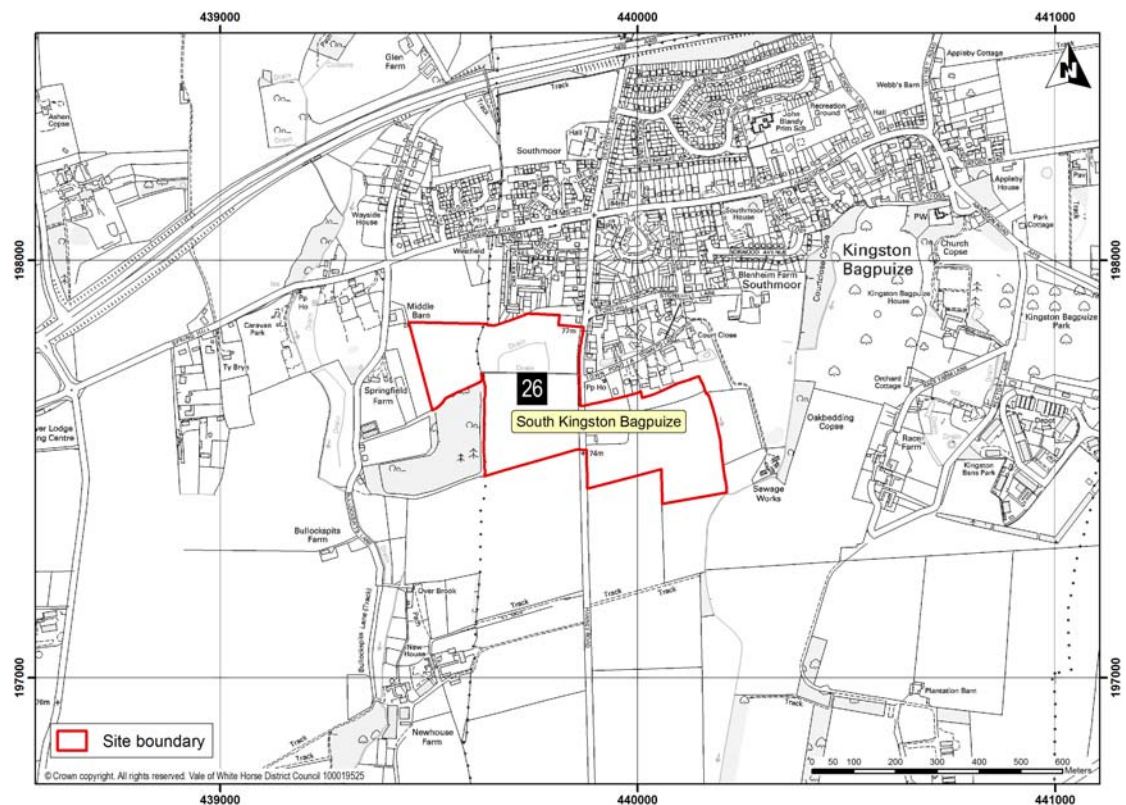
Site 18: South Harwell Oxford Campus



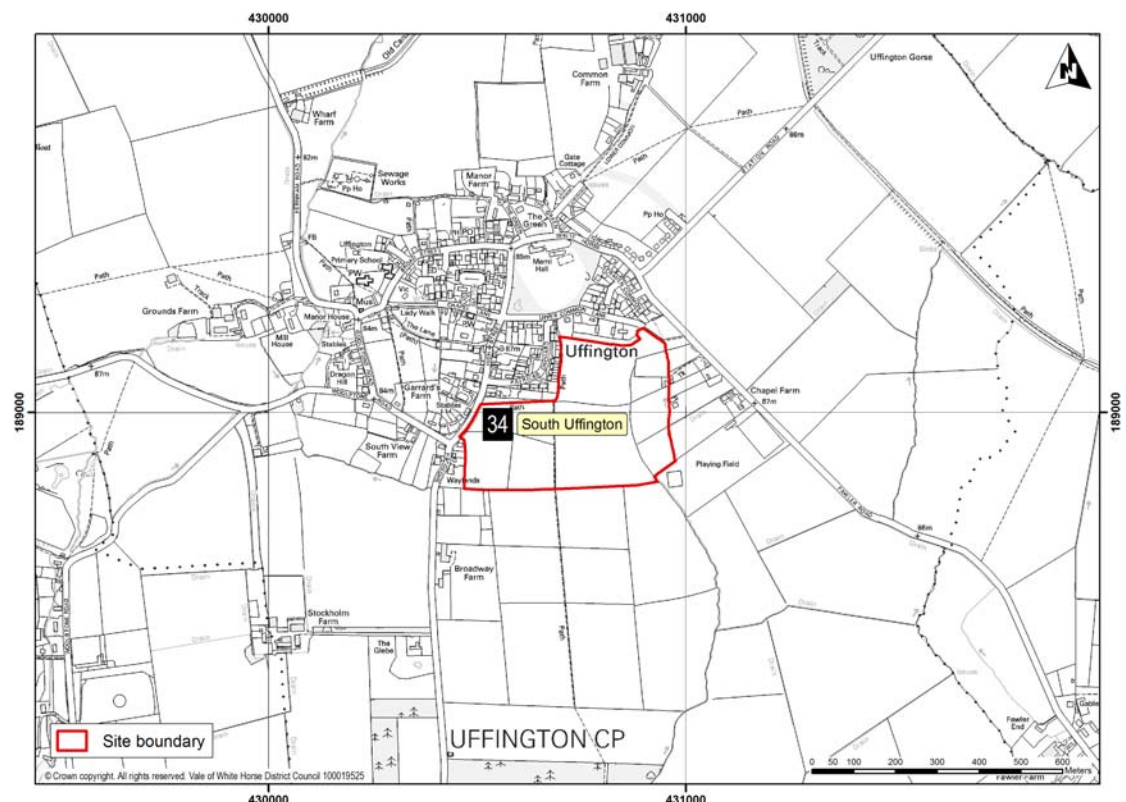
Site 24: North West Harwell Village



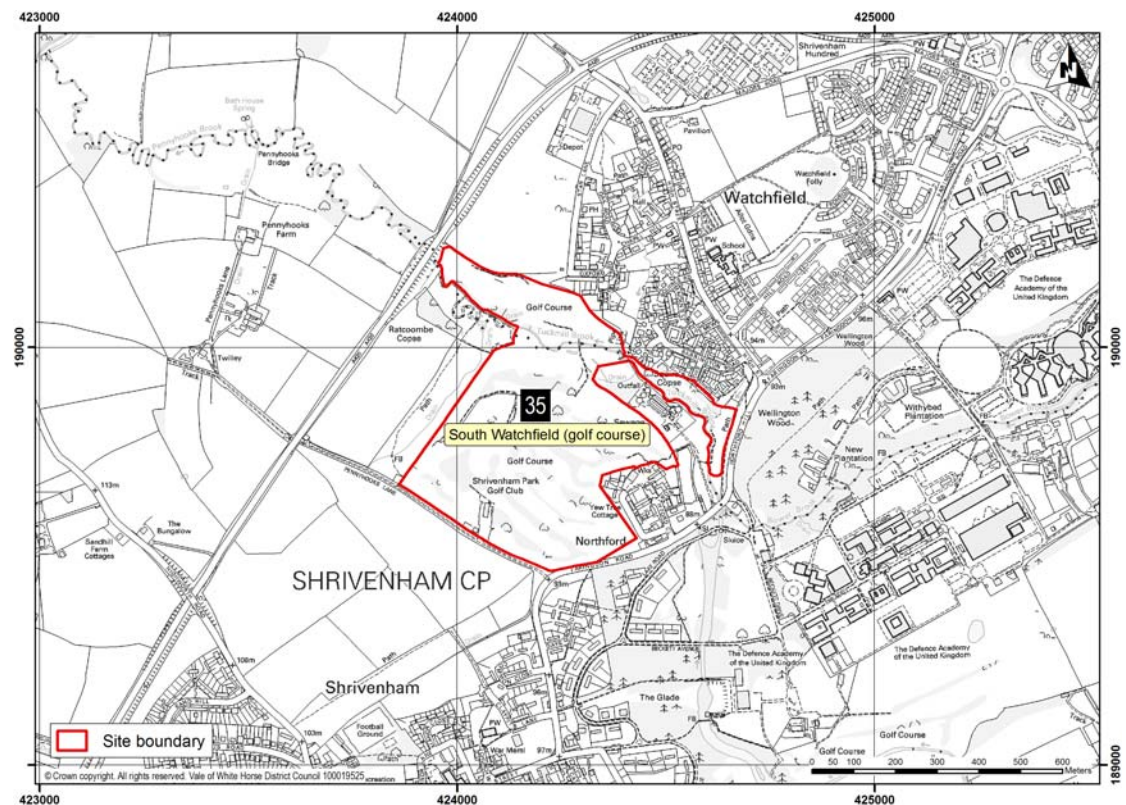
Site 26: South Kingston Bagpuize



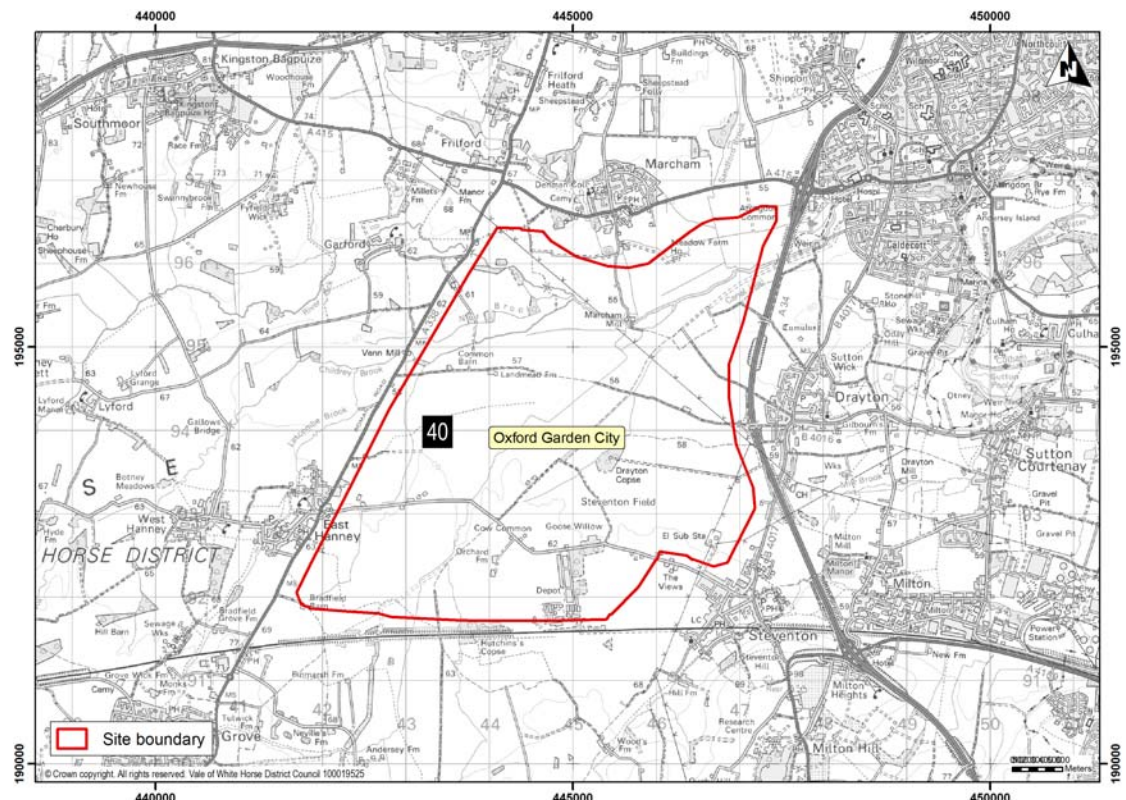
Site 34: South Uffington



Site 35: South Watchfield



Site 40A: Oxford Garden City



APPENDIX 4: SITES TAKEN FORWARD FOR DETAILED TESTING

Site	Maximum capacity (@ 25 dph and excluding flood zones 2 and 3)
Site 1: North Abingdon-on-Thames	1,735 homes
Site 2: South Abingdon-on-Thames	1,575 homes
Site 3: South West Botley	1,350 homes
Site 5: South West Faringdon	635 homes
Site 6: South Faringdon	800 homes
Site 9: South Wantage	305 homes
Site 10: South Valley Park	575 homes
Site 11: North West Valley Park	1025 homes
Site 12: Increase density on current Valley Park site	Site has already been identified as a preferred location for 2,150 homes (in the February 2013 LPP1 consultation document). Seeking to test the impact of providing additional homes on this site.
Site 13A: Didcot A site	425 homes
Site 13B: North Didcot	1,115 homes
Site 16: North West Grove	1,000 homes
Site 17: East Harwell Oxford Campus	3,500 homes
Site 19: North West Harwell Oxford Campus	275 homes
Site 20: North West Drayton	705 homes
Site 21: South Drayton	500 homes
Site 22: South Cumnor	295 homes
Site 23: Land north west of East Challow	315 homes
Site 25: South Kennington	295 homes
Site 27: South Marcham	215 homes
Site 28: North West Radley	320 homes
Site 29: North Radley	465 homes
Site 30: South Shrivenham	290 homes
Site 31: North Shrivenham	790 homes
Site 32: North Stanford-in-the-Vale	500 homes
Site 33: East Sutton Courtenay	220 homes
Site 36: South Wootton	660 homes
Site 37: North Wootton	295 homes
Site 38: West Stanford-in-the-Vale	290 homes
Site 39: Rowstock	1,000 homes
Site 40: Milton Heights	1,780 homes
Site 41: Steventon Storage Facility	1,250 homes
Site 42: North West Abingdon-on-Thames	220 homes
Site 43: East Wootton	200 homes
Site 44: Land west of Harwell Village	1,250 homes
Site 45: Land east of East Hanney	1,250 homes
Site 46: Appleford	1,550 homes
Site 47: Land west of Steventon	1,175 homes

APPENDIX 5: SITE INFORMATION TABLES

See separate document, which can be accessed at:

<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6>

APPENDIX 6: SEQUENTIAL TEST OF CONTINGENCY SITES WITH AREAS IN FLOOD ZONES 2 AND 3

National Planning Policy Framework (NPPF)

1. Paragraph 100 of the NPPF states that:

“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere... Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage residual flood risk...”

2. Paragraph 101 states that:

“The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonable available sites appropriate for the proposed development in areas with a lower probability of flooding...”

3. Regarding the Exception Test, paragraph 102 states that:

“If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and*
- A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.”*

Technical Guidance to the National Planning Policy Framework

4. Paragraph 5 confirms the sequential and exception approach:

“The overall aim should be to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans... should take into account the flood risk vulnerability of land uses... and consider reasonably available sites in Flood Zone 2... Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered,

taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.”

Proposed new strategic sites

5. The following proposed new strategic sites are contained entirely within Flood Zone 1, as identified by the latest Flood Maps from the Environment Agency:
 - Site 1: North Abingdon-on-Thames
 - Site 5: South West of Faringdon
 - Site 6: South Faringdon
 - Site 10: South Valley Park
 - Site 17: East Harwell Oxford Campus
 - Site 21: South Drayton
 - Site 22: South Cumnor
 - Site 23: Land North West of East Challow
 - Site 25: South Kennington
 - Site 27: South Marcham
 - Site 28: North West Radley
 - Site 29: North Radley
 - Site 30: South Shrivenham
 - Site 31: North Shrivenham
 - Site 33: East Sutton Courtenay
 - Site 38: West Stanford-in-the-Vale
 - Site 40: Milton Heights
 - Site 43: East Wootton
 - Site 44: West of Harwell
 - Site 45: Land East of East Hanney
6. All of these sites are over 1 hectare in area and therefore will require a Flood Risk Assessment (FRA) to be submitted with any planning application. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces. The FRA should be based on the Council's Strategic Flood Risk Assessment (July 2013).
7. The following sites are located mostly in Flood Zone 1 but parts of the sites are located in Flood Zones 2 and 3:
 - Site 42: North West Abingdon-on-Thames
 - Site 11: North West Valley Park
 - Site 12: Increased density at Valley Park
8. The Sequential Test will be applied to these sites to ensure that development could not take place in areas of lower flood risk. If necessary, the Exception Test will also be followed.

Valley Park and North West Valley Park

9. Almost all of these sites are contained within Flood Zone 1. There are some sections on the northern boundary that are within Flood Zones 2 and 3. The draft Local Plan 2029 Part 1 from February 2013 showed that the Valley Park site excluded the areas in Flood Zones 2 and 3 from the allocation. This was to show that no development would take place in Flood Zones 2 and 3 and that the development could be sequentially located within the site.
10. The town of Didcot is located in South Oxfordshire. In the South Oxfordshire Core Strategy (December 2012), Didcot is designated as a growth point. The vision for the Core Strategy states that *“Didcot will be a major centre in southern Oxfordshire, playing a key role in the Science Vale UK area and providing new housing and better services”*¹⁶.
11. To support the growth of Didcot in South Oxfordshire, the Vale also intends to allocate land around the west of the settlement, within its boundary. This means that the new residents can access the shops and facilities available in Didcot and the key employment sites in Didcot and the Enterprise Zones of Harwell Oxford and Milton Park. The Spatial Strategy in the February 2013 Local Plan Part 1 consultation document demonstrates that the council will be focusing sustainable growth in the Science Vale Oxford area. The Science Vale Oxford area, across South Oxfordshire and the Vale of White Horse districts, is key to the delivery of the respective Local Plans and will be further supported by a focused Development Plan Document (DPD) to support growth.
12. The following sites have been considered for development around Didcot, in the Vale of White Horse district:
 - Valley Park
 - North West Valley Park
 - South Valley Park
 - Didcot A
 - North Didcot
13. South Valley Park is contained entirely in Flood Zone 1. However, it should only be developed in conjunction with Valley Park because it would otherwise be remote from the settlement.
14. The majority of the Didcot A site is located in flood zone 1, although there are small areas of flood zones 2 and 3 along Moor Ditch to the north of the site. Didcot A power station closed in 2013 and is due to be demolished over the next three years, with the exception of the Open Cycle Gas Turbine building (adjacent to Didcot B) which is to be retained. Given the site’s proximity to Didcot B power station and the decontamination that will be required, the site will be most suitable for employment use. There may

¹⁶ Page 21 www.southoxon.gov.uk/corestrategy

be some scope for residential development on the site, but this would need to be subject to further testing and master planning. The council is therefore proposing to support redevelopment of the site through the proposed core policy 13 (Didcot A Power Station).

15. The North Didcot site contains areas of Flood Zones 2 and 3. The site is considered unsuitable for development in this plan period due to the long-term continuation of minerals extraction and the adjacent landfill. The suitability of the site could be reconsidered in the future, following restoration of the landfill and minerals sites. Any future development would need to demonstrate how the identified constraints could be overcome.
- 16. There are no alternative sites around Didcot in areas of lower flood risk and therefore the Valley Park and North West Valley Park sites pass the sequential test.**
17. Development on the sites will be sequentially located so that it is contained within Flood Zone 1 with no development taking place in Flood Zones 2 and 3.

North West Abingdon-on-Thames

18. Abingdon-on-Thames is the largest settlement in the district. However, the February 2013 Local Plan Part 1 consultation document recognises that growth of Abingdon-on-Thames is constrained by the River Thames to the south and east, highway capacity to the south and Green Belt to the north and west. Owing to these constraints there were no strategic sites identified in Abingdon-on-Thames in the February 2013 LPP1 consultation document. However, Core Policy 6 did state that *“first consideration will be given to this sub-area should additional sources of housing supply need to be identified in the plan period, providing growth can be sustainably accommodated.”*
19. In assessing suitable sites for further development, the council has undertaken a Green Belt Review. This has allowed the council to identify land around Abingdon-on-Thames for housing development, which it otherwise would not have been able to do. The sites that have been assessed around Abingdon-on-Thames are:
- South Abingdon-on-Thames
 - North Abingdon-on-Thames
 - North West Abingdon-on-Thames
20. Land to the west of Abingdon-on-Thames is restricted by the built up area reaching right up to the A34. Land to the east of Abingdon-on-Thames is constrained by Flood Zone 2.
21. South Abingdon-on-Thames is not suitable for further strategic housing development unless a new river crossing and by-pass of the town is built.

Such a road could not currently be funded by development, and there is no other funding currently available. Therefore South Abingdon-on-Thames is not considered suitable for development in this plan period. South Abingdon-on-Thames also contains areas of Flood Zone 2.

22. The Green Belt Review assessed land around the north and north east of Abingdon-on-Thames. Land to the north east of the settlement was not considered to be suitable for release from the Green Belt because it was important for maintaining the River Thames landscape and in maintaining separation between Radley and Abingdon-on-Thames. The land to the north of the settlement represents the area that is of least importance to meeting the five purposes of the Green Belt. The site at North Abingdon-on-Thames can accommodate 410 dwellings, but a higher level of growth is considered appropriate at Abingdon-on-Thames given that it is the district's largest town. On this basis, North West Abingdon-on-Thames is also needed to provide a suitable level of growth for the town.

23. There are no alternative sites around Abingdon-on-Thames in areas of lower flood risk and therefore the sequential test has been passed for North West Abingdon-on-Thames.

24. Development on the site will be sequentially located so that it is contained within the areas within Flood Zone 1 with no development taking place in Flood Zones 2 and 3.

Conclusion

25. The council seeks to locate development in Flood Zone 1 and is able to meet its housing target by doing so. However, there are three sites that are largely within Flood Zone 1 but contain elements of Flood Zone 2 and 3. These sites are Valley Park, North West Valley Park and North West Abingdon-on-Thames. The Sequential Test has shown that there are no alternative sites available, around Didcot and Abingdon-on-Thames, in areas at lower risk of flooding. Therefore the Sequential Test has been passed and development is considered to be suitable on these sites, provided that development only takes place within Flood Zone 1.

APPENDIX 7: GLOSSARY

Term	Acronym	Explanation
Ancient Monument		A monument protected under the Ancient Monuments and Archaeological Areas Act 1979 and subject to special planning controls.
Area of Outstanding Natural Beauty	AONB	A national designation to conserve and enhance the natural beauty of the landscape.
Conservation Area		This is defined in the Planning Listed buildings and Conservation Areas Act 1990 as “an area of special architectural and historic interest, the character of appearance of which it is desirable to preserve or enhance”. Councils must publish a map showing the boundaries of these areas where extra planning controls apply and also produce a conservation area proposals statement.
Conservation Target Areas	CTA	These are county-wide important areas of landscape that present the best opportunities for prioritising the conservation, enhancement and re-creation of designated sites and important habitats.
County Wildlife Sites	CWS	Areas of land of recognised value for wildlife, which fall outside the legal protection given to Sites of Special Scientific Interest (SSSI).
Development Plan Documents	DPDs	Documents that make up the Local Plan and have Development Plan status. DPDs must include the Local Plan and adopted Proposals Map. All DPDs are subject to public consultation and independent examination.
Enterprise Zone	EZ	Areas around the country that support both new and expanding businesses by offering incentives through means such as business rates relief and simplified planning procedures.
Evaluation of Transport Impacts	ETI	The council is working closely with Oxfordshire County Council, consultants and commercial organisations to understand the impact of development on the transport network, and to propose any improvements where these are necessary. This work is referred to as the Evaluation of Transport Impacts
Evidence Base		The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in the Local Plan, including physical, economic, and social characteristics of an area.
Green Belt		Designated land- primarily open land- around built-up areas designed to limit urban sprawl and to define town and country areas. There is a strong presumption against development in the Green Belt.

Green Belt Review		<p>The council has commissioned a Green Belt Review. The aims of the Review are:</p> <ul style="list-style-type: none"> • To review the land within the Green Belt against the five purposes of the Green Belt as outlined in paragraph 80 of the National Planning Policy Framework. • To make an assessment of opportunities to enhance the beneficial use of the Green Belt as outlined in paragraph 81 of the National Planning Policy Framework. • To review land on the edge of the Green Belt to ascertain if the designation should be extended.
Habitats Regulations Assessment	HRA	The HRA assesses the impacts of proposals and land-use plans against the conservation objectives of any European Protected sites to ascertain whether development would adversely affect the integrity of that site.
Housing Market Area	HMA	Geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work.
Housing Need Assessment	HNA	A district wide assessment of predominantly affordable housing need including a district wide housing needs survey.
Infrastructure		All the ancillary works and services that are necessary to support human activities, including roads, sewers, schools, hospitals, etc.
Infrastructure Delivery Plan	IDP	A live document that identifies future infrastructure identified by the Council and other service providers as needed to support the delivery of the Local Plan. It explains what is required, its cost, how it will be provided and when.
Local Enterprise Partnership	LEP	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
Local Plan		The plan for the local area that sets out the long-term spatial vision and development framework for the district and strategic policies and proposals to deliver that vision.
Local Planning Authority	LPA	The statutory authority (usually the local council) whose duty it is to carry out the planning function for its area.
National Planning Policy Framework	NPPF	This sets out the Government's planning policies for England and how these are expected to be applied at a local level.
Draft National Planning Practice Guidance	NPPG	In August 2013 the Government published draft National Planning Practice Guidance (NPPG), which is intended to complement and support

		the NPPF and provide advice on how to deliver its policies.
Natura 2000		In May 1992 European Union governments adopted legislation designed to protect the most seriously threatened habitats and species across Europe. This legislation is called the Habitats Directive and complements the Birds Directive adopted in 1979. At the heart of both of these Directives is the creation of a network of sites called Natura 2000.
Neighbourhood Plans		A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.
Science Vale Oxford		An area of economic growth in southern central Oxfordshire that is defined by four points: Didcot (in South Oxfordshire), Harwell Campus, Milton Park and Grove (all in the Vale of White Horse District).
Sequential Test		A planning principle that seeks to identify, allocate or develop certain types of location of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites. With regard to flood risk, it seeks to locate development in areas of lower flood risk (Flood Zone 1) before considering Flood Zones 2 or 3.
South East Plan		Prepared by the Regional Planning Body, the South East Plan set out policies in relation to the development and use of land in the region. Regional Strategies have now been abolished by the Secretary of State and no longer form part of the Development Plan.
Strategic Flood Risk Assessment	SFRA	The purpose of the Strategic Flood Risk Assessment (SFRA) is to identify and analyse current and future broad scale flooding issues for key locations across the district. The Vale's SFRA has been prepared jointly with South Oxfordshire District Council.
Site of Special Scientific Interest	SSSI	Identified protected areas of nature conservation and scientific value identified by Natural England as being of national (and sometimes international) importance.
Spatial Strategy		The overview and overall approach to the provision of jobs, homes and infrastructure over the plan period.
Special Area of Conservation	SAC	An area designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
Stakeholders		Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.
Strategic	SHLAA	An assessment of the land capacity across the

Housing Land Availability Assessment		District with the potential for housing.
Strategic Housing Market Assessment	SHMA	An assessment of existing and future housing need and demand within a defined housing market area, focusing on all aspects of the housing market. More details are available in paragraph 159 of the NPPF.
Strategic Site		A broad location considered as having potential for significant development that contributes to achieving the spatial vision of an area. In the context of the Vale Local Plan Part 1, it refers to sites of 200+ dwellings
Sustainability Appraisal	SA	The process of assessing the economic, social and environmental effects of a proposed plan. This process implements the requirements of the SEA Directive. Required to be undertaken for all DPDs.
Viability		Viability refers to whether something is financially feasible to develop. This will depend on the value of the land in its current use, the cost of development (including construction, planning requirements and cost of finance), the risks involved, and the expected level of developer profit.

هذه الوثيقة متاحة باللغة العربية عند الطلب.

Arabic

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।

Bengali

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

Punjabi

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔

Urdu

本文件可以應要求，製作成中文 (繁體字) 版本。

Chinese

Other language versions and alternative formats
of this publication are available on request.
These include large print, Braille, audio
cassette, computer disk and email.

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**Vale
of White Horse**
District Council



INVESTOR IN PEOPLE