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**Vale of White Horse Local Plan 2031: Part 2
Statement for Matter 8: Housing Land Supply, Viability, Delivery and
Monitoring**

**On behalf of David Wilson Homes Southern
Land at Pages Farm, Wootton**

Introduction

1. This hearing statement has been prepared by Strutt & Parker on behalf of David Wilson Homes (Southern) (DWS), who have residential development interests in land south of Wootton and to the east of Grove.
2. Pages Farm is a 32 hectare site that lies to the south of the 'Larger Village' of Wootton, in the Abingdon and Oxford Fringe Sub Area. It was promoted to the Council in response to consultation on the draft Local Plan, and is capable of delivering up to 700 homes in a location accessible to Oxford and just to the north of Dalton Barracks. A Vision document accompanied the representation, which sets out the benefits of the site.
3. This statement responds to the Inspector's Matter 8: Housing Land Supply, Viability, Delivery and Monitoring, due to be discussed at the hearing sessions on 5th September 2018. The statement supplements DWS representation on Core Policy 4a in the draft Local Plan Submission version.

8.1 Do the provisions of the LPP2 make the necessary contribution towards a five year supply of deliverable housing sites against the stated housing requirement for the District as a whole and the Science Vale ring fence area?

1. Strutt & Parker made representations on behalf of DWS to Policy 4a of the draft Local Plan providing a detailed analysis of the Council's housing supply and five year housing land supply position throughout the plan period. This analysis revealed that the Council could not sustain a five year housing land supply throughout the plan period in either the Rest of District or Science Vale. Turley has updated this evidence for DWS in its Housing Land Supply Report, which accompanies its representation on Tulwick Park, Grove. This report concludes that the Council's proposed trajectory will not deliver a five year housing land supply during the plan period. The Rest of District will not have a five year housing land supply from 2022/23 onwards.
2. DWS therefore conclude that LPP2 does not make the necessary contribution towards a five year supply of deliverable housing sites and that alternative, more deliverable sites should be included. DWS representation on the draft Local Plan provides evidence that its site at Pages Farm Wootton, a larger village accessible to Oxford, is capable of delivering over 600 homes from 2022 onwards. DWS have control of the full site and are in a position to progress a planning application on the site's release from Green Belt.

8.2 Do the provisions of the LPP2 make the necessary contribution towards meeting the stated housing requirement for the District as a whole and the Science Vale ring fence area over the full plan period to 2031?

1. Strutt & Parker made representations on behalf of DWS to Policy 4a of the draft Local Plan providing a detailed analysis of the Council's housing supply position throughout the plan period. This evidence has subsequently been updated by the Housing Land Supply Report prepared by Turley on behalf of DWS. Both reports clearly demonstrate that the Council's choice of housing allocations, in addition to existing commitments, will not deliver the full housing requirement. Indeed, Turley's Housing Land Supply Report identifies a shortfall of at least 4,062 homes over the plan period for the District as a whole and a shortfall of 1,065 dwellings in the Abingdon and Oxford Fringe Sub-Area.
2. The Abingdon Oxford Fringe Sub-Area is particularly vulnerable given the extent of the Green Belt in this sub-area and lack of contingency provided in this area, even if Dalton Barracks were to deliver according to the programme set out by the Council, which Strutt & Parker and Turley have demonstrated is highly unlikely. It will be difficult to remedy any shortfall in housing delivery due to the limited number of alternative sites in sustainable locations outside the Green Belt and other constraints, such as flood risk. Therefore, further Green Belt releases and/or safeguarding of sites is required to deliver homes in locations suitable for meeting Oxford's unmet needs.