



**Vale of White Horse Local Plan Part One:
Strategic Sites and Policies**
Publication Stage Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email planning.policy@whitehorsedc.gov.uk no later than Friday 19 December 2014 by 4.30 pm precisely.

This form has two parts –

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

2. Agent's Details (if applicable)

Title	Oxford Diocese Board of Finance (ODBF)	Mr
First Name		Ian
Last Name		Gillespie
Job Title (where relevant)		Partner
Organisation (where relevant)		Carter Jonas
Address Line 1		Mayfield House
Line 2		256 Banbury Road
Line 3		Oxford
Line 4		
Post Code		OX2 7DE
Telephone Number		
E-mail Address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation :

3. To which part of the Local Plan does this representation relate?

Paragraph

Policy

Core Policy
4

Proposals Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

No

4.(2) Sound (Positively Prepared,
Effective and Justified)

Yes

No

X

4 (3) Complies with the Duty to co-
operate

Yes

No

Please mark as appropriate.

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Paragraph 47 of the NPPF requires Local Plans to meet the full, objectively assessed needs (OAN) for market and affordable housing in the housing market area. The presumption in favour of sustainable development within the NPPF (paragraph 15) sets out that plans should be based on meeting the need identified in full, where it is sustainable to do so.

The District Council's OAN are considered in the Oxfordshire Strategic Housing Market Assessment Final Report dated April 2014 (SHMA). This identifies a need for 20,560 homes in Vale of White Horse District in the period up to 2031.

The Local Plan housing target set out in draft Core Policy 4 (at least 20,560 dwellings in the period 2011-31) commits the Council to meeting in full the OAN for the Vale of White Horse.

We welcome and fully support the Council's proposal to address in full the evidenced housing needs arising in the Vale of White Horse. Furthermore, we support the District Council's pragmatic approach to addressing any unmet needs arising elsewhere in the Oxfordshire Housing Market Area.

Core Policy 4 confirms that development outside of the existing built area of larger villages will be permitted where it is allocated by the Local Plan 2031 Part 1 or has been allocated within an adopted Neighbourhood Plan or future parts of the Local Plan 2031.

Shrivenham

The Western Vale Sub-Area contains the Market Town of Faringdon and a number of villages which range in size from small hamlets to larger villages, including Shrivenham.

Shrivenham is located approximately five miles east of Swindon and offers employment and education opportunities at Hundred Business Park, the Defence Academy of the United Kingdom and a campus of Cranfield University. It also offers a range of other local community facilities and services.

The Vale of White Horse Housing Delivery Update (February 2014) identified land north (400 dwellings) and south (200 dwellings) for development. In the publication version of the Local Plan, the District Council has reduced the overall housing allocation at Shrivenham by removing the proposed allocation at south Shrivenham, but increasing the allocation at north Shrivenham to 500 dwellings.

We believe the previously proposed allocation at south Shrivenham has considerable merit.

We believe it would be generally advantageous to have two smaller sites allocated at Shrivenham (rather than a single large allocation) – as this would reduce the delivery risks associated with reliance on a single allocation.

The Oxford Diocese Board of Finance (ODBF) own part of the land comprising the previously allocated south of Shrivenham site. The ODBF land is accessed off Stainswick Lane. Through submission of a Strategic Housing Land Availability Assessment Form we have previously confirmed that the ODBF land is available for development.

In our view, in comparison to the proposed strategic site to the north of the village, the land to the south is better related to the existing built form of Shrivenham, and offers two further access points at Station Road and Longcott Road. The northern part of the proposed allocation to the north of the village will be relatively remote from the centre of Shrivenham.

A major upgrade of the A420 junction is planned as part of the north Shrivenham development. There is no in principle reason why contributions from a smaller development at north Shrivenham and development at south Shrivenham could not jointly contribute towards ensuring this A420 junction upgrade is delivered.

Development on the previously proposed allocation to the south of the Village would act to round off development as a recent residential scheme at Glebe Close was completed on part of the subject site, accessed off the east of Stainswick Lane.

Cumnor

The Abingdon-on-Thames and Oxford Fringe Sub-Area is considered a sustainable location for new development, with good access to the strategic road network, including the A34 and A420. The sub-area also provides housing for many people who work in Oxford City.

Cumnor is one of the sub-area's larger villages and although within the Oxford Green Belt, provides a sustainable location for development in terms of access to local services and facilities. The merits of Cumnor as a location for development were recognised in the Housing Delivery Update (February 2014) with 200 dwellings allocated on land to the south of the Village.

The publication version of the Local Plan 2031 does not allocate any land at Cumnor for development.

The Oxford Diocese Board of Finance (ODBF) own land at Cumnor, to the south of Oxford Road and east of the A420 (see Site Location Plan). The land lies immediately adjacent to the built up area of Cumnor and provides an opportunity to deliver sustainable development.

We believe further consideration should be given to this land in the Local Plan (Part 1), and in due course, to the role the land might play in helping to meet any unmet housing needs from Oxford City.

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We believe the Local Plan Part 1 would be more effective and better justified if it allocated land south of Shrivenham for development (as proposed in the Housing Update Consultation document, February 2014), alongside a smaller scheme north of Shrivenham.

We believe further consideration should be given to this land in the Local Plan (Part 1), and in due course, to the role the land might play in helping to meet any unmet housing needs from Oxford City.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

☐

No, I do not wish to participate at the oral examination

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Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We would like to participate at the oral part of the Examination, to represent the Oxford Diocese Board of Finance that has various land interests across the District.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:



Date:

19th December
2014