
VALE OF WHITE HORSE DISTRICT

LOCAL PLAN 2031

EXAMINATION IN PUBLIC

RESPONSE OF BARTON WILLMORE

(ON BEHALF OF RADLEY COLLEGE & KIBSWELL HOMES)

TO MATTER 3: SPATIAL STRATEGY AND HOUSING

SUPPLY RING FENCE

August 2015

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Matter 3: Spatial Strategy and Housing Supply Ring fence

3.1 Is the proposed distribution of new housing and employment land (policies CP4 and CP6) soundly based? In particular:

(a) Does the proposed distribution of housing set out in policy CP4 appropriately reflect the settlement hierarchy (policy CP3) and the core planning principle of the NPPF (para 17) to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable?

1.1 Yes, the proposed distribution of housing set out in Policy CP4 appropriately reflects the settlement hierarchy in Policy CP3. Policy CP4 specifies the scale and location of new housing and seeks to ensure that housing is built in the most appropriate locations. It identifies a number of strategic allocations of varying scale for new housing development, which are intended to deliver 13,960 of the total 20,560 dwelling requirement for the VoWH across the Plan period (2011 – 2031). The strategic allocations are located within the District's Market Towns, Local Service Centres and Larger Villages, in accordance with the settlement hierarchy specified in Policy CP3 and the requirements of paragraph 17 of the National Planning Policy Framework (NPPF).

1.2 Radley College and Kibswell Homes have a particular interest in the site known as North West of Radley within Radley Village. The College and Kibswell Homes have no objections to the definition of Radley Village as a Larger Village within the Plan and considers this to represent an appropriate classification: the College and Kibswell Homes is of the view that the development of the proposed North West Radley allocation, or the potential development of an enlarged allocation incorporating the omitted North Radley site, will serve to support and enhance the vitality of the village and deliver growth in a sustainable fashion in order to sustain and improve existing facilities to the benefit of both new and existing communities.

(b) Does the distribution appropriately reflect the role of Oxford in providing for employment and services for the residents of Vale of White Horse?

1.3 Yes. The Plan recognises the role that Oxford has to play in providing jobs and services for residents of the Vale, emphasising the strong linkages to the City, the need for joint working to deliver long term solutions to traffic management around Oxford, the A34 and in Abingdon on Thames and Botley (Core Policy 7), and noting the excellent public transport links to Oxford and beyond. This general acknowledgement, and consideration of links to Oxford as part of the strategic site selection process, is considered appropriate. Notwithstanding this, the Plan is effectively premised on the delivery of significant employment growth at Science

Vale, identified as an internationally significant location for innovation and science based research and business (the Executive Summary refers) as a means to redressing the jobs: homes balance within the District to meet its own needs, as required by the National Planning Policy Framework (NPPF).

3.2 Is it feasible that a significantly different distribution of housing development from that proposed could be delivered?

- 1.4 No. The strategy set out within the Local Plan Part 1 accords with the findings of the Sustainability Appraisal¹ and the wider evidence base for the plan which establishes the requisite level of employment and housing growth for the District. The distribution of housing development is appropriately premised, as noted in our response to question 3.1 of the above, on an identified and tested Settlement Hierarchy, and the overarching Spatial Vision for the Plan: it is not considered feasible, as part of this Plan making process, that a significantly different distribution of housing development from that pursued could now be delivered. Delivery of an alternative strategy would necessitate a reworking of the entire Plan which would bring with it associated time delays and an impediment to the release of suitable sites for new housing development.

3.3 Is the "housing supply ring fence" approach of policy CP5 to the delivery of housing in the Science Vale area (a) adequately explained in terms of its practical operation, (b) justified, (c) likely to be effective and (d) in accordance with national policy?

- 1.5 Radley College and Kibswell Homes have no comment to make in response to this question.

¹ Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 (Part One), URS Consulting (October 2014)