

Matter 3 Written Statement: Save Chilton AONB Action Group (871793)

I would like to submit the following statement with regards to the Matters Arising for Stage 1 of the Vale of White Horse's Local Plan to 2031 Examination in Public:

Matter 3.4: The "housing supply ring fence" is unsound in that it allocates the largest single strategic housing site within any AONB or National Park in the UK. If building within the "ring fenced" area does not keep pace with expected house building figures (and demonstrate its own deliverable 5 year housing supply), then it leaves the AONB around the Harwell Oxford Campus particularly vulnerable to speculative and inappropriate development. The small village of Chilton has already seen several speculative applications for development as a direct result of the Vale's proposal. Therefore, it is not in accordance with National Policy.

Indeed, the Vale admits that there is housing saturation in the south east vale in their plans to help meet Oxford's unmet need; the Vale highlights the following concerns about using the south east vale to accommodate further housing to meet Oxford's unmet need (Source: Vale Cabinet Agenda, Friday 7th August):

"Some areas relatively distant from Oxford

A34 at or over capacity with limited opportunities for additional growth without long term solutions being identified – therefore potential secondary impact on Oxford Meadows SAC if significantly increase growth in this area that may be forced to use the A34 to access Oxford. Whilst a package of significant new highway infrastructure is planned this will not be able to accommodate additional growth without significant further enhancements

Risk of settlement coalescence in some locations

The very significant scale of already planned or committed growth in this area may limit market appetite for additional housing development, or at least very significantly reduce prospects for increasing output/delivery in the short/medium term, therefore likely to be negative impact on 5YRHLS."

Kind regards,

Dr P Dothie