



Examination into the Vale of White Horse Local Plan 2031 (Part 1 Strategic Sites and Policies)


Hearing Statement

Representations on behalf of

Mr Robin Herd

Prepared By: Ifti Maniar, Senior Town Planner

Checked By: Alan Divali, Planning Associate

Signature

Signature

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This statement is submitted to the Examination into the Vale of White Horse Local Plan 2031 (Part 1 Strategic Sites and Policies) on behalf of Mr Robin Herd and other landowners. We request that the original representation letter, dated 19th December 2014, should be read in conjunction with this statement. Please find attached location plan showing our client's land. The land is approximately 5.8 hectares in size and has the potential to deliver circa 200 dwellings. This statement refers to the following Matters, identified by the Inspector in his State 1 – Matters and Questions:

Matter 4– Unmet Housing Needs

Is the approach to meeting within the District any housing needs which cannot be met elsewhere in Oxfordshire, as set out in policy CP2, soundly based and does it accord with national policy?

What is the likely timescale for agreement being reached between the relevant authorities on (i) the scale of unmet needs in Oxford City (and any other district) (ii) the most appropriate way of any unmet needs being provided for?

Is it likely that the spatial strategy, policies and allocations proposed by the plan to meet the district's own housing needs would need to be significantly altered if unmet needs from elsewhere in Oxfordshire are to be accommodated in the Vale of White Horse district? If you contend that the approach set out in policy CP2 is not soundly based should the Local Plan be delayed pending agreement on 4.2 (i) and (ii) above or could modifications to the plan be made to make it sound?

The Council has also claimed that 3,169 houses (15.41% of the total 20,560 houses requirements between 2011 and 2031) are committed. In our view, it is unlikely that all committed developments will be built in the plan period. Furthermore, the Council relies on 1,900 houses (9.24% of the total 20,560 houses) being achieved through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process. In August 2013, the VWHDC published its annual report on housing delivery following the collation and analysis of housing completions. The report states that the Council achieved a supply of 3,470 homes deliverable within the next five years. However, in context of recent housing delivery across the district it represents 4.4 years of housing land supply inclusive of the 20% housing supply buffer. It clearly demonstrates that the VWHDC does not represent five years worth of housing supply against their housing requirement. Considering past housing delivery issues and the present housing backlog; we do not accept that around 10% of the overall land requirement can be met by Neighbourhood Development Plan or windfall sites.

Submitting this representation, we again notify that there is an immediate need for additional houses within the district. The land subject of this representation is readily available, suitable, appropriate and sustainable for residential development.

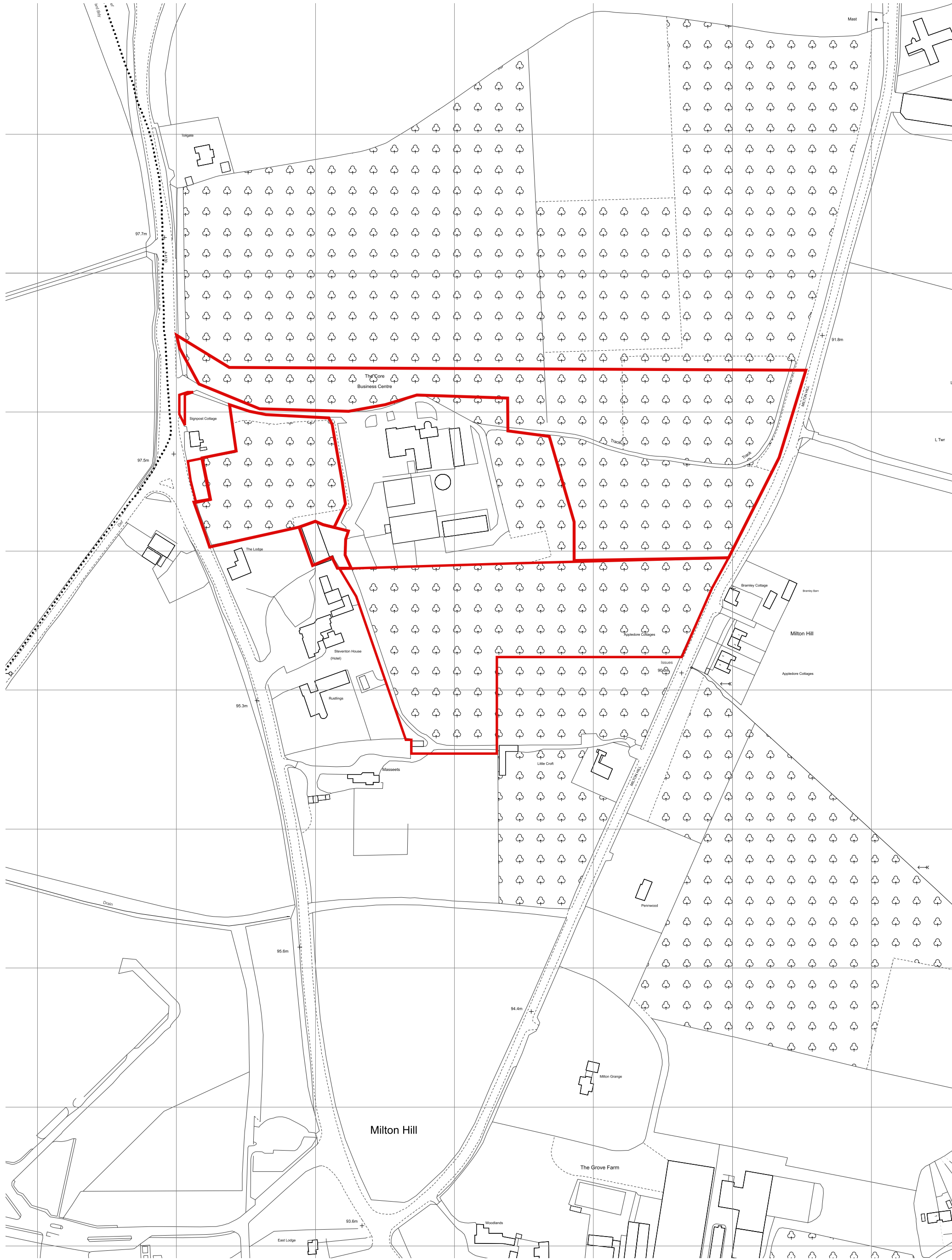
Paragraph 180 of the NPPF advises that the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. We consider that the emerging Local Plan is not positively prepared as it does not sufficiently address the unmet need for housing arising from Oxford City Council and the cumulative impact of their intention to review the Green Belt boundaries. Given that suitable sites are available in less sensitive areas within sustainable locations and there are no 'Very Special Circumstances' that exist, allocating the sites within the Green Belt and AONB conflict with the NPPF and PPG. Furthermore, the Local Plan does not sufficiently justify with appropriate evidence a significant reduction of the preferred allocation site from 1,400 to 400 homes. For the reasons above, we consider that the emerging Local Plan Policy CP2 is not soundly based, and modifications to the plan to be made to make it sound.

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Land at Milton Heights to the east of
Steventon House Hotel and the A4130

Location Plan

Date	October 2014		
Scale	1:2500 @ A3		
Drawn	RB chkd		
Job	Dwg No.	Rev.	
354	L01		