
Vale of White Horse District Local Plan 2031 Examination in Public

Response of Barton Willmore
(On Behalf of Radley College & Kibswell Homes)

Matter 11: Five Year Supply of Housing Land

January 2016

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Local Plan 2031
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Project Ref:	21979/P4/A5
Status:	Final
Issue/Rev:	-
Date:	5 th January 2016
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Ref: 21979/P4/A5/MU/dw

Date: 5th January 2016

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Question 11.1: Can a five year supply of deliverable housing land (in accordance with NPPF para 47) be currently identified against the plan's stated housing requirement?

- 1.1 Yes, a five year supply of deliverable housing land (in accordance with NPPF Paragraph 47 which sets out how Local Planning Authorities should plan to "boost significantly the supply of housing") can be identified against the plan's stated housing requirement.
- 1.2 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).
- 1.3 In seeking to identify a range of strategic locations to meet its own needs, it has been necessary, given the level of required growth, for the proposed release of sites from the Green Belt and development within the AONB.
- 1.4 It is considered that the sites identified are both entirely appropriate to meeting the Vale's housing land supply and indeed deliverable.
- 1.5 In addition to providing for its own needs the Plan appropriately makes provision, via Core Policy 2, to plan for a further proportion of new housing arising from Oxford City's unmet housing need. On the basis that this figure remains untested and is yet to be confirmed, Radley College and Kibswell Homes are of the view that it is entirely reasonable and pragmatic for the Council to set out options for delivering this unmet need in the future, while positively planning to accommodate its own growth needs in the intervening period. This approach is considered to be reflective of good and positive planning, and consistent with the requirements of paragraphs 178 - 181 of the NPPF ('Planning Strategically across Local Boundaries').

- 1.6 The Council's approach is considered logical and appropriate and fully compliant with national policy, specifically Paragraph 47 of the National Planning Policy Framework (NPPF) which requires LPA's to use their evidence base to boost significantly the supply of housing.

Question 11.2: Is it realistic that a five year supply of deliverable housing land would be maintained throughout the plan period?

- 1.7 Yes. It is entirely reasonable that the Local Planning Authority could maintain a five year supply of deliverable housing land throughout the plan period.
- 1.8 Policy CP4 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).
- 1.9 Furthermore, Policy CP2 enables a review of the plan to cater for new housing arising from Oxford City's unmet housing need and Policy CP47 commits to a full of partial review of the Local Plan, or the allocation of appropriate housing sites through a subsequent DPD if allocated development sites and/or development to be brought forward through Neighbourhood Plans are not coming forward in a timely manner.