



Note GPL 1: Comment on VWH submission HEAR 3

30.9.15

1. The Inspector asked VWH on 22.9.15 to produce a note illustrating the sites excluded from the Green Belt in the Publication Local Plan, in response VWH produced HEAR3 on 26.9.15, subsequently revised on 27.9.15.
2. The issue of making provision for Oxford's unmet housing need has been the subject of discussion throughout the Local Plan Examination. On 7.8.15 Cabinet accepted a Report that the Oxford shortfall would be in the range of 8,000 to 16,000 homes and that the number to be accommodated in VWH could be in the range 2,000 to 4,000, with a (favoured) mid point of 3,000. The Examination has been informed that the final numbers will be agreed in March 2016.
3. At least one of the most likely areas to accommodate this additional growth will be that adjacent to Oxford - the Abingdon and Oxford-Fringe - although this area is largely Green Belt. On 22.9.15 VWH informed the Examination that sites currently within the Green Belt are already proposed for release and have significant capacity. HEAR3 illustrates this but stops short of showing likely housing numbers. The attached Table to this GPL Note adds that information by adopting a gross density of 20 dwellings per hectare for the areas given in Table 1 of HEAR3. Sites already allocated in the Plan have been excluded from this calculation in order to demonstrate the potential additional numbers to the 20,560 homes already allocated.
4. The attached Table shows that some 2,366 additional homes can be accommodated within these additional areas to be released from the Green Belt. This would be a substantial contribution to making provision for Oxford's unmet need and clearly the work to identify these sites has already been done.
5. This is an appropriate matter for Stage 1, although the detail may be a matter for Stage 2. The Inspector will be able to consider this quantified provision in deciding whether the Plan can either be modified, postponed, or found unsound.

Table GPL 1

Table 1 – Sites recommended for release from the Oxford Green Belt in the Vale					
Sub-Area Abingdon and Oxford-Fringe					
Settlement	Land Parcel	L Plan ref	Size of land parcel (ha)	Gross density per ha	capacity non alloc. Sites
				20	
Botley	A		8.18	20	164
	B		1.92	20	38
	C		10.79	20	216
	D		3.45	20	69
Cumnor	E		9.19	20	184
	F		8.89	20	178
	G		9.54	20	191
	H		5.48	20	110
	I		6.79	20	136
Appleton	J		5.35	20	107
	K		3.42	20	68
Wootton	L		4.62	20	92
	M		10.95	20	219
	N		7.91	20	158
Kennington	O		2.2	20	44
	P		7.17	20	143
	Q	3	31.08		
Radley	R	4	13.84		
	S		10.57	20	211
Abingdon	T		1.88	20	38
	U	2	17.64		
	V	2	15.56		
	W	2	14.91		
	X	1	32.39		
					2,366