

**VALE OF WHITE HORSE LOCAL PLAN 2031
(Part 1 Strategic Sites and Policies)
EXAMINATION**

*Malcolm Rivett BA (Hons) MSc MRTPI – Inspector
Ian Kemp – Programme Officer*

The Examination will take place in two stages. Stage 1 will consider the main strategic issues of the plan covered by the four Matters listed below. These primarily relate to elements of Core Policies 2, 3, 4, 5, 6 and 27).

If, following the Stage 1 hearing sessions, I conclude that in relation to these issues the plan is likely to be capable of being found sound Stage 2 will then commence. Stage 2 will consider all other matters relating to the plan – primarily Core Policies 1, 7 – 26 and 28 – 47).

**STAGE 1 - MATTERS AND QUESTIONS
V2 As At 2nd September 2015**

Tuesday 22 September from 10.00am

**Matter 4 – Unmet Housing Needs; and
Matter 1b- Duty to Co-operate and other Legal Requirements in
connection with Oxford’s unmet housing needs**

- 4.1 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?
 - 4.2 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?
 - 4.3 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?
 - 4.4 If you contend that the approach set out in policy CP2 is not soundly based should the Local Plan be delayed pending agreement on 5.2 (i) and (ii) above or could modifications to the plan be made to make it sound?
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- 1.1 In relation to the issue of unmet housing needs has the Council satisfactorily discharged its Duty to Co-operate to maximise the

effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

- 1.2 In relation to the issue of unmet housing needs are the likely environmental, social and economic effects of the plan adequately and accurately addressed in the Habitats Regulations Assessment and the Sustainability Appraisal (SA)? Does the SA test the plan against all reasonable alternatives?
- 1.3 In relation to the issue of unmet housing needs is the plan compliant with:
 - (a) the Local Development Scheme?
 - (b) the Statement of Community Involvement?
 - (c) the 2004 Act and the 2012 Regulations?

Wednesday 23 September – 10:00am

Matter 1a - Duty to Co-operate and other Legal Requirements (matters other than Oxford's unmet housing needs)

- 1.1 Other than in connection with the issue of unmet housing needs (to be considered separately) has the Council satisfactorily discharged its Duty to Co-operate to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters, including in particular minerals and waste?
- 1.2 Other than in connection with the issue of unmet housing needs (to be considered separately) are the likely environmental, social and economic effects of the plan adequately and accurately addressed in the Habitats Regulations Assessment and the Sustainability Appraisal (SA)? Does the SA test the plan against all reasonable alternatives in terms of the overall requirement for land for housing and employment and its broad spatial distribution?
- 1.3 Is it appropriate for the plan to include only Strategic Policies and Site Allocations and for detailed planning policies and non-site strategic site allocations to be devolved to a Part 2 Local Plan document? Is there a clear justification for this and does it accord with national policy?
- 1.4 Other than in connection with the issue of unmet housing needs (to be considered separately) is the plan compliant with:
 - (a) the Local Development Scheme?
 - (b) the Statement of Community Involvement?
 - (c) the 2004 Act and the 2012 Regulations?

Wednesday 23 September – 14:00, Thursday 24 September – 10:00 and Thursday 24 September – 14:00

Matter 2 – Objectively Assessed Needs for Housing and Employment Land

- 2.1 Is the identified objectively assessed need for housing of 20,560 new dwellings (an average of 1028 per year), as set out in policy

CP4, soundly based and supported by robust and credible evidence?
In particular:

- (a) Are the SHMA's demographic adjustments to the 2011 CLG Household Projections soundly based?
 - (b) Is it appropriate to include an allowance for addressing past shortfalls in the delivery of housing against the South East Plan housing requirements?
 - (c) Is the SHMA's adjustment to take account of forecast economic growth as set out in the Cambridge Econometrics/SQW report soundly based?
 - (i) Are the report's forecasts of employment growth in the District realistic?
 - (ii) Is there evidence that the forecast employment growth would give rise to demand for new housing within the Vale of White Horse district?
 - (d) What are the implications of the 2012-based CLG Household Projections for the objectively-assessed need for housing?
- 2.2 Is the identified need for 13 additional pitches for gypsies and travellers (CP27) soundly based and supported by robust and credible evidence?
- 2.3 Is the identified need for 219 ha of land for future employment development (policy CP6) soundly based and supported by robust and credible evidence?

Tuesday 29 September – 10:00

Tuesday 29 September – 14:00

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?
 - (b) Does the distribution appropriately reflect the role of Oxford in providing for employment and services for the residents of Vale of White Horse?
- 3.2 Is it feasible that a significantly different distribution of housing development from that proposed could be delivered?
- 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?