

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

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**STAGE 2 - MATTERS AND QUESTIONS
As At 17th December 2015**

*This document should be read in conjunction with the
updated (November 2015) Examination Guidance Notes
from the Inspector*

NB: the housing allocation site numbers referred to below are those indicated in Fig 4.2 on page 35 of the November 2014 Publication Version of the Plan

Matter 5 – Proposed Revision of Green Belt Boundaries (including CP13)

- 5.1 Do the exceptional circumstances, as required by the NPPF (paragraphs 79-86), exist to justify the plan's proposed revision of the boundaries of the Green Belt, having particular regard to:
- (a) Housing Allocation sites 1, 2, 3 and 4?
 - (b) The land between sites 1 and 2, to the east of the A34?
 - (c) The land to be removed from the Green Belt but not allocated for any particular use?
- 5.2 Is it soundly based for Housing Allocation site 2 to include an area of land designated as Green Belt?
- 5.3 Does the plan adequately identify the revisions to the Green Belt boundary that it proposes?
- 5.4 Is policy CP13 soundly based?

Matter 6 – Proposed Housing Sites in the North Wessex Downs Area of Outstanding Natural Beauty

- 6.1 Having regard to the exceptional circumstances and public interest tests set out in para 116 of the NPPF, are the Strategic Housing Allocations (sites 12 and 13) proposed in the AONB soundly based? In particular:
- (a) what is the need for the housing development, including in terms of national considerations?
 - (b) what is the likely impact of permitting, or refusing, the housing development on the local economy?
 - (c) is there scope for providing for the housing development outside of the AONB?
 - (d) what is the likely effect of the development on the environment, landscape and recreational opportunities having regard to the potential for moderation?

6.2 See Matter 9

Matter 7 – Supporting Infrastructure and Services (CP7, CP12, CP17-CP19, CP21 and CP33 – CP36)

- 7.1 Does the plan make adequate and soundly-based provision for the infrastructure and services necessary to support new development?

Matter 8 – Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area (CP8 – CP11 and CP14)

- 8.1 Other than in connection with Green Belt issues (considered in Matter 5) are the Strategic Housing Allocations listed in policy CP8 soundly based and deliverable?
- (a) North of Abingdon-on-Thames (site 2)
 - (b) North-West of Abingdon-on-Thames (site 1)
 - (c) North-West of Radley (site 4)
 - (d) South of Kennington (site 3)
 - (e) South of East Hanney (site 6)
 - (f) East of Kingston Bagpuize with Southmoor (site 7)
- 8.2 Are there other sites which would more appropriately meet the identified need for new housing?
- 8.3 Are the identified and safeguarded Employment sites listed in policy CP8 soundly based and deliverable? Are there other sites which would more appropriately meet the identified need for employment land.
- 8.4 Are the policies relating to the following matters soundly based:
- (a) Harcourt Hill Campus (CP9)
 - (b) Abingdon Shopping Centre and the Charter (CP10)
 - (c) Botley Central Area (CP11)
 - (d) Upper Thames Reservoir (CP14)

Matter 9 – Strategy for South East Vale Sub-Area (CP15 and CP16)

- 9.1 Other than in connection with AONB issues (considered in Matter 6) are the Strategic Housing Allocations listed in policy CP15 soundly based and deliverable?
- (a) Crab Hill (site 14)
 - (b) Grove Airfield (site H8 and a "saved" Local Plan 2011 policy)
 - (c) Monks Farm (site 15)
 - (d) Valley Park (site 11)
 - (e) North-West of Valley Park (site 8)
 - (f) East of Harwell Campus (site 13)
 - (g) North-West of Harwell Campus (site 12)
 - (h) West of Harwell (site 10)
 - (i) Milton Heights (site 9)
 - (j) East of Sutton Courtenay (site 5)
- 9.2 Are there other sites which would more appropriately meet the identified need for new housing?
- 6.2 Would the alternatively proposed housing site at Harwell Campus:**
- (i) accord with the exceptional circumstances and public interest tests?**
 - (ii) more appropriately meet housing needs?**
- 9.3 Are the identified and safeguarded Employment sites listed in policy CP15 soundly based and deliverable. Are there other sites which would more appropriately meet the identified need for employment land?
- 9.4 Is the policy relating to Didcot A Power Station (CP16) soundly based:

Matter 10 – Strategy for Western Vale Sub-Area (CP20)

- 10.1 Are the Strategic Housing Allocations listed in policy CP20 soundly based and deliverable?
- (a) South of Park Road, Faringdon (site 17)
 - (b) South-West of Faringdon (site 20)
 - (c) East of Coxwell Road, Faringdon (site 18)
 - (d) South of Faringdon (site 19)
 - (e) North of Shrivenham (site 21)
 - (f) West of Stanford-in-the-Vale (site 16)
- 10.2 Are there other sites which would more appropriately meet the identified need for new housing?
- 10.3 Are the identified and safeguarded Employment sites listed in policy CP20 soundly based and deliverable? Are there other sites which would more appropriately meet the identified need for employment land?

Matter 11 – Five Year Supply of Housing Land

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

Matter 12 – District Wide Policies (CP1, CP22 – CP22 and CP37 - CP46)

- 12.1 Are the policies relating to the presumption in favour of sustainable development and building healthy and sustainable communities soundly based?
- (a) Presumption in Favour of Sustainable Development (CP1)
 - (b) Housing Mix (CP22)
 - (c) Housing Density (CP23)
 - (d) Affordable Housing (CP24)
 - (e) Rural Exception Sites (CP25)
 - (f) Accommodating Current and Future Needs of the Ageing Population (CP26)
- 12.2 Are the policies relating to supporting economic prosperity soundly based?
- (a) New Employment Development on Unallocated Sites (CP28)
 - (b) Change of Use of Existing Employment Land and Premises (CP29)
 - (c) Further and Higher Education (CP30)
 - (d) Development to Support the Visitor Economy (CP31)
 - (e) Retail Development and other Main Town Centre Uses (CP32)
- 12.3 Are the policies relating to protecting the environment and responding to climate change soundly based?
- (a) Design and Local Distinctiveness (CP37)

- (b) Design Strategies for Strategic and Major Development Sites (CP38)
- (c) The Historic Environment (CP39)
- (d) Sustainable Design and Construction (CP40)
- (e) Renewable Energy (CP41)
- (f) Flood Risk (CP42)
- (g) Natural Resources (CP43)
- (h) Landscape (CP44)
- (i) Green Infrastructure (CP45)
- (j) Conservation and Improvement of Biodiversity (CP46)

Matter 13 – Viability, Delivery, Monitoring and Contingency (CP47 and Monitoring Framework)

- 13.1 Having regard to NPPF paragraph 174, has the likely cumulative impact of the plan's policies and standards, together with other local and nationally required standards, been adequately considered using appropriate available evidence? Is there evidence that the plan's policies and standards would not put implementation of the plan at serious risk and would facilitate development throughout the economic cycle?
- 13.2 Do policy CP47 and Appendix G (The Monitoring Framework) provide a sound basis for monitoring implementation of the Core Strategy and for taking appropriate action if implementation is not on track?