

# APPENDIX 1: LOCAL PLAN EVIDENCE BASE STUDIES

## Employment

- Employment Land Review (2008); Update (March 2013); Addendum (August 2014)
- Updated Assessment of Convenience Goods Capacity in Faringdon and Abingdon (March 2010)
- Retail and Town Centre Study (March 2013); Addendum (2014 pending)
- South Oxfordshire and Vale of White Horse Hotel Needs Assessment (2014 pending)
- Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment (February 2014) and Summary

## Housing

- Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (February 2013); Update (2014 pending)
- Oxfordshire Strategic Housing Market Assessment (April 2014)
- Strategic Housing Land Availability Assessment (February 2014) Update (2014 pending)
- Housing Needs Assessment 2008 and Updated Assessment 2011
- Affordable Housing Viability Study 2010 and Addendum Report following introduction of 'Affordable Rent' tenure (October 2011)

## Transport

- Results of the Initial Stress Testing and Consideration of Model Validation (February 2013)
- Evaluation of Transport Impacts (2014 full update pending)
- Didcot - Harwell Public Transport Study (2014 pending)
- Harwell – Didcot Bus Route Landscape Assessment (2014 pending)

## Infrastructure

- Infrastructure Delivery Plan (March 2013 & February 2014) Update (2014 pending)
- Joint Didcot Infrastructure Delivery Plan (March 2013)

## Viability

- Local Plan 2029 Part 1 Viability Study – Strategic Sites Interim Report (March 2013)
- Local Plan Viability Study final report (incorporating CIL viability study) (2014 update pending)

## **Social & Community**

- Equalities Impact Assessment (2014 pending)
- A study of village facilities in the Vale (July 2009)
- Town and Village Facilities Study Update (February 2014)
- Parish Portraits (April 2009)
- Villages Hierarchy (March 2013)
- Leisure and Sports Facilities Strategy 2013-2029 (March 2013); Update (2014 pending)
- Leisure Study Addendum – Joint Didcot Study (August 2014)
- Recreational Space, Local Leisure Facilities and Playing Pitch Strategy (due early 2015)
- Population Projections (various)
- Oxfordshire Pupil Placement Plan 2014-2018

## **Environment**

- Landscape assessment of land on the edge of the Vale's main towns (December 2008)
- Landscape capacity study (February 2014)
- Historic Landscape Character Assessment (2012)
- East of Harwell Landscape & Visual Assessment (July 2014)
- North Abingdon Landscape & Visual Assessment (August 2014)
- Green Belt Review (February 2014)
- Green Infrastructure Audit (February 2013)
- Water Cycle Study (2014 pending)
- Sequential and Exception Test for Bury Street and the Charter Area, Abingdon Town Centre (May 2010)
- Strategic Flood Risk Assessment (July 2013)
- Green Infrastructure Strategy (due for completion early 2015)

## **Sustainability Appraisal and Appropriate Assessment**

- Core Strategy Preferred Options Sustainability Appraisal (February 2009)
- Core Strategy Sustainability Appraisal Scoping Report & non-technical summary (September 2012)
- Sustainability Appraisal of the Vale of White Horse Local Plan 2029 Part 1: Strategic Sites and Policies (March 2013)
- Sustainability Appraisal (SA) Report for the Vale of White Horse Local Plan 2031 Part 1 Additional Consultation (February 2014)
- Sustainability Appraisal (SA) Report for the Vale of White Horse Local Plan 2031 Part 1, Pre-submission version (pending 2014)
- Habitat Regulations Assessment of the Vale of the White Horse LDF Core Strategy Issues and Options; Screening Report Final (November 2008)
- Habitats Regulations Assessment (March 2013 & February 2014)

## **APPENDIX 2: LIST OF FORTHCOMING TOPIC PAPERS**

1. The Duty to Cooperate
2. Spatial Strategy
3. Strategic site selection
4. Housing
5. Supporting economic prosperity
6. Transport and accessibility
7. Responding to climate change
8. The built and historic environment
9. The natural environment
10. The strategic case for housing development by Harwell campus

# **APPENDIX 3: SUMMARY OF THE LOCAL PLAN 2031 PART 1: HOUSING DELIVERY UPDATE CONSULTATION (FEBRUARY – APRIL 2014)**

## **Introduction**

1. This appendix provides a brief overview of the main responses to the draft Local Plan 2031 Part 1: Housing Delivery update. This consultation sought views on use of the SHMA figure for objectively assessed need (1,028 homes per annum) as a housing target and 21 proposed new strategic housing sites in addition to the strategic site allocations proposed in the Local Plan 2029 Part 1 (consulted on in February 2013).
2. The Housing Supply Update also consulted upon some policy changes arising from the SHMA or responding to the significant increase in housing supply proposed, including a new Duty to Cooperate policy and enhanced urban design requirements.
3. A full consultation statement and summary for the local plan as a whole will be published alongside the Local Plan 2031 Part 1 for the pre-submission public consultation.
4. We have already published a consultation statement and summary for the 2013 local plan consultation). To briefly recap a total of 2,340 representations were made to the council by 511 different participants. The main issues included:
  - concern about the scale of development proposed
  - concern about the stress new development would place on existing roads and infrastructure
  - concern about the impact new development would place on other infrastructure areas, such as schools, healthcare etc;
  - a perceived disconnect between housing proposed at Wantage and Grove and places of employment
  - concern that new development might result in an increased risk of flooding to new and existing properties
  - objection to the proposed strategic site allocations due to the perceived impact development could have on the character of existing settlements.

## **Who was consulted and how?**

5. The Housing Supply Update consultation was well publicised and open to all in accordance with the Council's Statement of Community Involvement (SCI). The main method to make the Housing Supply Update available was the council's website and publication in the online consultation system

(Objective). Copies were also distributed to libraries and to parish councils, and made available in the council's office or to purchase.

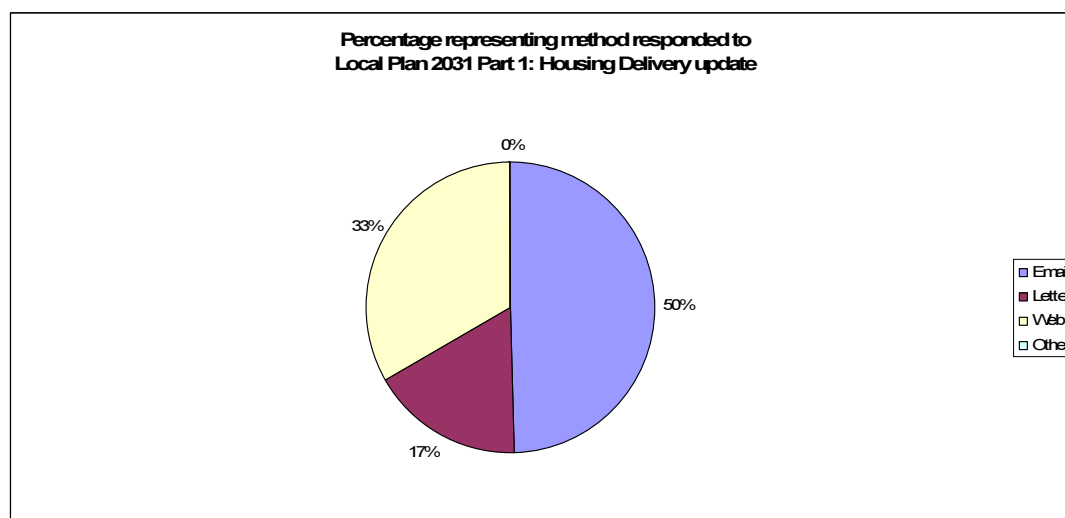
6. The consultation and its key messages were to the general public using a variety of methods:

- statutory press notices
- website and press releases
- posters
- consultation leaflet distribution
- a number of public meetings and exhibitions district wide
- email alerts

7. Statutory and non statutory consultees who had registered contact details (1,110 in total) were sent e-mail notifications from the consultation system. Consultees who were invited to comment included:

- Towns and Parish Councils
- Agents/site promoters
- Landowners
- Local Interest Groups
- Statutory bodies

## How did they respond?



'Other' = nil. Letters include response forms

## Who responded and what did they comment on?

8. The consultation generated 2,717 duly made responses from 1,093 individuals, statutory and non-statutory organisations, local interest and action groups, businesses promoters and agents. We received 2 petitions, from the

Save Radley Village campaign group and the residents of Chilton Village (in the 2,717 total these are recorded as one representation).

9. It is the nature of planning consultations that objections predominate. Of the 2,717 responses 77 were in support, 1,467 objections and 1,174 were either comments or not clearly specified to be in support or objecting (but comments also tended to be more critical than supportive).
10. The main issues raised were
  - 139 respondents objected to the proposed draft Core Policy 9: Oxford Green Belt
  - the majority of respondents within the Abingdon/Oxford Fringe Sub Area were objecting to the proposed new site allocations especially South of Cumnor, South of Kennington, East Wootton and North and North-West Radley (including the Save Radley Village petition)
  - significant number of objections were made to the East of Harwell Campus site (including a residents of Chilton Village petition)
  - statutory bodies Natural England, North Wessex Downs AONB Board, English Heritage objected to East Harwell Campus site
  - a significant number of objections were made to the South of Shrivenham proposed allocation
  - a significant number of objections to the West Way Centre, Botley with some blurring of local plan and planning application consultation issues. In particular comments on the inconsistency of the planning application scheme with draft design core policies (Core Policy 37).
11. Other key consultation themes included
  - calls for the provision of infrastructure before development and concerns about the lack of infrastructure to support new development- schools, health care facilities
  - sewage and water treatment works need upgrading
  - traffic and congestion from the new development, and cumulative impact on the existing road network
  - loss of Green Belt land in the Abingdon / Oxford Fringe Sub Area
  - opposition to development in AONB at Harwell campus, including from statutory consultees Natural England, and by the AONB management Board
  - flooding issues or perceived risks
  - harm to the identity and character of existing settlements
  - coalescence between settlements.
12. A number of these themes were also raised in the 2013 consultation.

## STATUTORY CONSULTEE RESPONSES

13. Natural England:
  - concerns over impact on proposed allocation East of Harwell Campus on North Wessex Downs AONB
14. Thames Water:
  - recommends the Local Plan makes reference to water and wastewater infrastructure
  - upgrades to Faringdon STW has been factored into their business plan
15. North Wessex Downs AONB Management Board:
  - objection to East Harwell Campus proposed allocation commissioned a Landscape and Visual Impact Assessment confirming the unsuitability of this proposed allocation and the serious landscape impact it will result in on the North Wessex Downs AONB:
16. Oxfordshire County Council:
  - Concerns about Milton Heights on highways capacity and safety grounds
  - Access issues at East of Sutton Courtenay
17. Oxford City Council:
  - Local Plan has not addressed Oxford City's un-met need through the SHMA process
18. English Heritage:
  - The Interim Sustainability Appraisal is flawed because the Appraisal Criteria for Sustainability Objective 8 fails to include the setting of designated heritage assets
19. Proposed plan amendments in response to consultation and evidence testing are summarised in the main report and appendices for Site Selection and Sustainability Appraisal

## Annex A to Appendix 3: Housing Supply Update response summary

Consultation response to	Supporting	Objecting	Commenting	Unspecified	Total
Foreword	1	0	1	2	4
Core Policy 3: Housing Delivery	3	34	24	30	91
Core Policy 3a: Duty to Cooperate - Oxfordshire Un-Met Housing Need	1	12	7	6	26
<b>Abingdon-on-Thames and Oxford Fringe Sub-Area</b>					
Abingdon-on-Thames and Oxford Fringe Sub-Area	0	16	6	9	31
Core Policy 6: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area	4	47	13	20	84
Core Policy 9: The Oxford Green Belt	3	139	15	30	187
<b>South East Vale Sub-Area Strategy</b>					
South East Vale Sub-Area	0	11	5	22	38
Core Policy 12: Spatial Strategy for South East Vale	2	29	15	26	72
Science Vale Area Action Plan	0	1	0	0	1
Core Policy 13: Didcot A Power Station	0	3	3	2	8
<b>Western Vale Sub-Area Strategy</b>					
Western Vale Sub-Area	0	9	5	13	27
Core Policy 17: Spatial Strategy for Western Vale Sub-Area	1	21	12	24	58
<b>District Wide Policies</b>					
District Wide policies	1	100	12	28	141
Core Policy 37: Design and Local Distinctiveness	3	46	15	16	80
Core Policy 37a: Design Briefs for strategic and Major Sites	1	0	0	0	1
<b>Policies Subtotal</b>	<b>20</b>	<b>468</b>	<b>133</b>	<b>228</b>	<b>849</b>
	<b>2%</b>	<b>55%</b>	<b>16%</b>	<b>27%</b>	<b>100%</b>

<b>Appendix A: Site allocations</b>					
<b>Abingdon-on-Thames and Oxford Fringe Sub-Area</b>					
North Abingdon-on-Thames	0	12	8	3	23
North-West Abingdon-on-Thames	1	4	7	5	17
South Cumnor	1	123	9	16	149
South Drayton	0	13	10	3	26
South Kennington	0	38	9	5	52
South Marcham	2	2	4	0	8
North Radley	0	31	9	0	40
North-West Radley	1	29	12	3	45
East Sutton Courtenay	1	9	5	9	24
East Wootton	5	2	30	3	40
<b>South East Vale Sub-Area</b>					
Land North-West of East Challow	1	8	9	9	27
East of East Hanney	1	4	17	8	30
Valley Park	1	15	3	6	25
East Harwell Oxford Campus	0	62	15	26	103
West of Harwell	0	19	4	2	25
Milton Heights	1	8	9	2	20
<b>Western Vale Sub-Area</b>					
South-West of Faringdon	1	3	4	1	9
South Faringdon	0	2	4	0	6
North Shrivenham	2	25	9	4	40
South Shrivenham	0	24	8	4	36
West Stanford-in-the-Vale	1	8	9	3	21
<b>Sites Subtotal</b>	<b>19</b>	<b>441</b>	<b>194</b>	<b>112</b>	<b>766</b>
	<b>2%</b>	<b>57%</b>	<b>25%</b>	<b>14%</b>	<b>98%</b>

More general comments to text that cannot readily be attributed to particular sites or policies	41	637	122	302	1,102
	4%	58%	11%	28%	

<b>Grand total</b>	<b>80</b>	<b>1,546</b>	<b>449</b>	<b>642</b>	<b>2,717</b>
	<b>3%</b>	<b>57%</b>	<b>17%</b>	<b>24%</b>	



## **APPENDIX 4: CHERWELL LOCAL PLAN EXAMINATION 2014**

### **Inspectors Note – 09.06.14**

The examination hearings were suspended on 4 June 2014 for six months. This is to enable the Council to put forward proposed modifications to the plan involving increased new housing delivery over the plan period to meet the full, up to date, objectively assessed, needs of the district, as required by the National Planning Policy Framework (NPPF) and based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA). Notwithstanding the above, the tests of legal compliance and in relation to the “duty to co-operate” are considered to have been met by the Council, to date, with no compelling evidence to indicate otherwise.

The proposed modifications, including consequential modifications arising from the increase in new housing, will be subject to a full, six week, period of public consultation, together with an appropriate Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA), likely to be based on the draft timetable attached, with the hearings currently expected to resume on 9 December 2014.

For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.

This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.

Further information regarding the proposed modifications and the next stages of the examination process will be sent to all representors and published on the examination website as soon as possible.

## APPENDIX 5: KEY INFRASTRUCTURE REQUIREMENTS

1. This appendix summarises the ‘critical’ infrastructure requirements essential to enable the local plan to be delivered and planned growth to be accommodated in a sustainable manner. Without the provision of these items at the appropriate time the development could not come forward.
2. Our local plan policies also require the provision of a range of ‘sustainable communities’ infrastructure such as open space, leisure, community and health facilities and public art required to make successful communities that are good places to live. Infrastructure requirements both critical and for sustainable communities will be set out in more detail in the Infrastructure Delivery Plan (IDP) document being finalised for publication alongside the local plan for pre-submission public consultation. Sustainable communities’ requirements are not listed in this appendix in the interests of succinctness, but are summarised in the Site Development Templates included as annex A within the draft local plan document.
3. We have also published a Delivering Infrastructure Strategy<sup>1</sup> explaining how we will secure funding for infrastructure from developers and other sources. Sources include use of the Community Infrastructure Levy (CIL) and Section 106 and Section 278 legal agreements to secure infrastructure provision through development. We will be consulting on our CIL Preliminary Draft Charging Schedule alongside the local plan, and aim to adopt them at the same time. We are also preparing a Supplementary Planning Document for the use of Section 106 and Section 278 legal agreements alongside CIL.
4. The main critical infrastructure requirements by local plan sub area are as follows. The Infrastructure Delivery Plan is a live document that will be updated when required. Additional requirements may be identified for example through the Science Vale Area Action Plan.
5. The list is not exclusive or exhaustive, it is a summary.
6. Abingdon and the Oxford Fringe
  - upgrading the A34 interchange at Lodge Hill to a 4-way junction
  - A338 junction improvements
  - supporting site-related improvements as required eg for access to the A4183 and Dunmore Road
  - a new primary school north of Abingdon
  - expansion to primary schools in Radley, South Kennington, East Hanney and Sutton Courtenay
  - contributions to increase secondary school capacity and for special needs education
  - developer contributions to front load waste water treatment capacity enhancement works

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<sup>1</sup> <http://www.whitehorsedc.gov.uk/sites/default/files/2014-08-28%20Vale%20Infrastructure%20Stategy.pdf>

7. South East Vale

- a new secondary school at Grove
- two new primary schools at Valley Park, one at Harwell campus, one at Wantage and one at Grove Airfield
- expansions to primary schools at Milton Heights and Harwell Village
- contributions to increase secondary school capacity in Great Western Park (Harwell/Didcot)
- land for a new 100-place special needs school at Valley Park
- enhanced or replacement leisure centres at Wantage and Didcot
- Wantage Eastern Link Road
- Wantage western relief road – area of search for the route safeguarded
- developer contributions to front load waste water treatment capacity enhancement works
  
- Contributions to the Science Vale Integrated Transport package (together with secured and future grants, Enterprise Zone business rate retention and contributions from development in the South Oxfordshire)
  - Milton Interchange upgrade including slip lengthening
  - Chilton North-facing Slips
  - Harwell Oxford Campus entrance improvements
  - Relief to Rowstock roundabout
  - Harwell Campus to Didcot bus link
  - Harwell Link Road Section 1 (B4493 to A417)
  - Harwell Link Road Section 2
  - Hagbourne Hill upgrade
  - Jubilee Way roundabout (Didcot)
  - Didcot Northern Perimeter Road Phase 3 (SODC)
  - Featherbed Lane & Steventon Junction
  - Dualling the A4130, A34 to Didcot
  - A417 Corridor improvements
  - Cycle Network Improvements
  - New Science Bridge, Valley Park / A4130 to the Didcot A site
  - Thames Crossing at Appleford / Culham.

8. Western Vale

- a new primary school in Faringdon
- an enlarged or new relocated primary school in Shrivenham, and enlarged primary school in Stanford in the Vale
- contributions to increase the capacity of Faringdon Community college secondary school and for special needs education
- developer contributions to a package of measure being developed by the County Council to improve the A420 corridor, including improvements to bus services
- A420 junction improvements at Shrivenham and Faringdon
- developer contributions to front load waste water treatment capacity enhancement works

## **APPENDIX 6: STRATEGIC ENVIRONMENTAL ASSESSMENT AND SUSTAINABILITY APPRAISAL**

### **Introduction**

9. This appendix provides a brief overview of the main sustainability matters arising following the draft Local Plan 2031 Part 1: Housing Delivery Update that have informed this stage of the production of our local plan document. This consultation sought views on use of the SHMA figure for objectively assessed need as a housing target and 21 proposed new strategic housing sites in addition to the strategic site allocations proposed in the Local Plan 2029 Part 1 (consulted on in February 2013).

### **Background**

10. It is a requirement that SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004. A Sustainability Appraisal Report must be published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must be taken into account, alongside consultation responses, when finalising the plan.
11. To date there have been five main consultation stages that have informed Local Plan Part 1 – three stages in the previous LDF/Core Strategy process; followed by a fourth and fifth Local Plan Part 1 consultation stage. We have published iterations of the SA report alongside each consultation, and are finalising the SA report to support the pre-submission consultation.
12. All significant effects have been identified throughout the SA process. Each of the potential development sites appraised have a number of both positive and negative impacts and these are used along with other evidence to inform the Plan making process. Mitigation where recommended is addressed through the policies within the Plan.
13. Following the last Housing Delivery Update consultation (Feb 2014) a number of consultation responses including proposed new sites have resulted in further SA work.

### **Sustainability Appraisal of 8 new sites proposed through the February 2014 consultation process**

14. Of the 81 sites submitted eight met the size requirement and passed initial screening and proceeded to full testing as reasonable alternatives
  - 1) Kingston Bagpuize East

- 2) Kingston Bagpuize South
  - 3) North West Harwell Campus
  - 4) South of Harwell Campus
  - 5) Oxford Garden City
  - 6) South West Shrivenham
  - 7) South Radley
  - 8) South of East Hanney
15. The further sites would all lead to positive effects in terms of providing housing that would contribute towards meeting identified housing need in the Vale. Although a number of negative effects have been identified, the suggested mitigation through policy could reduce these impacts to acceptable levels except for the following two sites.
- **South of Harwell Campus** is located in the AONB and whilst the benefits of providing housing are significantly positive its environmental impacts is unlikely to be fully mitigated. The revised areas proposed to allocated for development in the Local Plan corresponds to the least harmful of the land parcels identified through further landscape assessment of the original larger site consulted upon in the Housing Supply Update. The SA concludes that development here would not lead to any significant adverse effects, and there is scope for planting mitigation.
  - **Oxford Garden City:** see paragraph 77 of the main report.

## Other issues identified

16. **Agricultural Land Classification:** the SA shows that a number of strategic sites would potentially lead to the loss of some of the Best and Most Versatile Land in the district. The agricultural land quality is generally high in the Vale, particularly towards the south in and around the Science Vale Oxford area. The sterilisation of such land for employment and housing growth is a trade-off that would need to be justified.
17. **Mineral resources:** the SA shows that a small number of strategic sites would lead to the sterilisation of potentially viable mineral resources. The Council should work with landowners and the County Council to assess the viability of such sites and arrange prior extraction where possible before development commences.
18. **Water resources:** The Council should consider strengthening the policy approach for water use; reducing it from 125 litres / person / day to 110 litres / person / day. The Thames catchment is deemed to be in water stress. As such increased water efficiency will help to reduce the impact of new development on the catchment area.
19. **Development of business or tourism uses on unallocated sites** (respectively CP24 and CP27): the SA identifies potential harm to SA

objective 3. This objective seeks to reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion. The recommended mitigation is to refuse applications that would lead to significant transport impacts and are not accessible by public transport, and to ensure that new employment sites contribute towards sustainable transport improvements and are located alongside public transport routes if possible.

# APPENDIX 7: STRATEGIC HOUSING SITE SELECTION, ARRIVING AT THE RECOMMENDED SITE PACKAGE

## Introduction

1. This appendix summarises the consideration of strategic housing sites since the Housing Delivery Update consultation (February 2014) and describes the recommended final local plan strategic housing site allocations package.
2. The local plan strategic site threshold is the ability to accommodate 200 homes at 25 dwelling per hectare gross<sup>2</sup> typically a developable area of at least 8 hectares. This threshold was first consulted on in our 2013 draft local plan. At this scale development is capable of making a meaningful contribution to infrastructure provision. The use of a strategic threshold also focuses most growth in our more sustainable towns and larger villages in accordance with our spatial strategy.
3. Smaller sites options will be considered for allocation through the Local Plan Part 2, and can also be allocated in Neighbourhood Plans. We propose in Core Policy 4 Meeting our housing need that up to 1,000 homes will be provided from these sources.
4. The final list of 22 sites is recommended as representing the most sustainable and deliverable options for future housing development in the most appropriate locations. A balance of factors have been assessed and considered in coming to this position, including
  - fit to spatial strategy including proximity to more sustainable settlements and locations,
  - land availability and deliverability, land use planning status
  - critical policy constraints such as Flood Risk zones 2 and 3, Green Belt, AONB, Scheduled Ancient Monuments
  - the availability of or scope for enhancement of infrastructure, services and facilities (including consultation with providers)
  - ability to integrate with existing settlements, avoiding coalescence
  - impact on biodiversity, wildlife sites, landscape quality

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<sup>2</sup> 25 dph gross is equivalent to about 35 dph net of access and communal open areas.

- other factors where relevant such as proximity to noise, odour or other disturbance or safety risk, safeguarding for minerals extraction, airfield safeguarding zones
- Sustainability Appraisal and Habitats Regulations appraisal
- viability assessment
- transport network capacity
- consultation feedback

## Process

5. The Local Plan 2031 Part 1 Housing Supply Update (February 2014) set out for the purposes of public consultation 21 additional housing sites to address the full objectively assessed need for housing in the Vale of White Horse set out in the Oxfordshire Strategic Housing Market Assessment. The consultation sought views on these sites and also invited the submission of alternatives. These 21 sites were in addition to the four strategic housing sites identified in the February 2013 local plan consultation.
6. A total of 81 alternative site options were put forward for housing development in the Vale through the Housing Supply Update consultation. Initial assessment showed that 30 of these sites meet the 200 home strategic site size threshold<sup>3</sup>. A first, high level analysis indicated that 12 of these sites merited further consideration, following which eight warranted detailed assessment as reasonable alternative site options, listed below.
  - Oxford Garden City (estimated 5,600 homes to 2031, longer term potential 12-15,000 homes)
  - Kingston Bagpuize East (280 homes)
  - Kingston Bagpuize South (200 homes)
  - North West Harwell Campus (550 homes including land to west of the proposed 2013 draft allocation for 400 units)
  - South of Harwell Campus (estimated 1,400 homes to 2031, plus longer term potential)
  - South West Shrivenham (400 homes)
  - South Radley (260 homes)
  - South of East Hanney (200 homes)

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<sup>3</sup> Listed at Annex A. Site options unable to accommodate at least 200 homes and therefore classed as non-strategic were not considered further. These may be considered during the preparation of the Local Plan 2031 Part 2.



7. These eight sites were subject to further Sustainability Appraisal, Habitats Regulations Appraisal and were also assessed by internal and County Council specialists (including transport, landscape, ecology, flooding and heritage) and external stakeholders (including English Heritage, Environment Agency, Natural England and Thames Water)

The analysis of feedback from stakeholder engagement, in the context of the availability of preferable alternative sites, resulted in five sites being removed from consideration. The grounds for doing so included their relative merits in relation to available alternatives on matters including impacts on character/rural setting (Kingston Bagpuize South and South West Shrivenham), transport, access and connectivity issues (South of Harwell Campus and South Radley).

8. The reasons for not taking forward the Oxford Garden City concept are covered in the main report at paragraphs 72-76.
9. From the 81 alternative site options put forward during the consultation, three sites have been included in the final sites package: Kingston Bagpuize East and North Harwell Campus and south of East Hanney for the following reasons.
  - the North Harwell Campus site was included in the 2013 draft Local Plan but the site was removed due to a misunderstanding about its availability for housing, clarified through the Housing Delivery Update consultation. The 2013 area has been corrected to exclude land designated part of the Enterprise Zone, and combined with adjoining land<sup>4</sup> within AONB where development was assessed as not harmful on landscape grounds.
  - land east of East Hanney we replaced with an alternative site south of East Hanney better connected to the village and also preferred by the community.
  - land east of at Kingston Bagpuize and Southmoor relates well to the existing developed area of the village and is unconstrained by protective planning designations and acceptable in landscape terms. It is a better alternative to some of the more harmful village sites in the Green Belt we consulted upon in the 2014 Local Plan Housing Supply Update.
10. In parallel to the new site testing process we also revisited the 21 sites proposed in the Housing Delivery Update consultation and recommend that eight should not be allocated for the following main reasons:

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<sup>4</sup> SHLAA site HASC14

- South Cumnor – exceeds landscape capacity recommendations, unacceptable harm to landscape character
- East Wootton – exceeds landscape recommendations, unacceptable harm to landscape character
- North Radley – exceeds landscape capacity recommendations, unacceptable harm to landscape character, harmful to Green Belt
- South Marcham – the actual developable area is below the strategic site threshold of 200 homes. The developable area could be considered through Local Plan Part 2
- South Drayton – allowing for an area susceptible to surface water flooding the actual developable area is below the strategic site threshold of 200 homes
- East Challow – site is constrained and the actual developable area is below the strategic site threshold of 200 homes. The developable area could be considered through LPP2
- South Shrivenham – consolidation of housing in Shrivenham onto the North Shrivenham site will better enable the potential relocation and re-provision of a new primary school, and also reflects community preference about where Shrivenham should grow
- East of East Hanney – replaced by an alternative site South of East Hanney as noted at paragraph 9.

11. Other decisions made following the consultation, include:

- Valley Park site (as included in the Housing Delivery Update consultation) has been split into two sites; Valley Park, and North West Valley Park<sup>5</sup>, and allocated a higher combined housing requirement. The sites will need closely aligned masterplanning
- Valley Park has been set a requirement of ‘at least’ 2,550 homes in recognition that higher density may be appropriate with a high quality design master planned to fully integrate with North West Valley Park and the wider area

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<sup>5</sup> Requested by both site promoters due to their different development proposals and timescales.

- North Abingdon on Thames site has been increased in size, following more detailed landscape capacity advice and to better facilitate school provision and the provision of a full junction on the A34 at Lodge Hill
  - East of Coxwell Road, Faringdon site has been included – it was only omitted previously because there was a planning application being determined<sup>6</sup>.
12. The final sites package of 22 sites comprises the four sites included in the Local Plan 2029, 13 sites included in the Housing Delivery Update, two alternative sites brought forwards through the Housing Delivery Update consultation, the partition of North West Valley Park from the rest of Valley Park and the addition of a site for 200+ homes only omitted previously because it has a resolution to grant planning permission (East of Coxwell Road, Faringdon). We are also saving the Grove Airfield site from the Local Plan 2011 as a planning application has not yet been determined<sup>7</sup>.
13. The 22 sites are as listed below and total 13,960 homes:

**Abingdon and the Oxford Fringe**

- North West Abingdon on Thames (200 homes)
- North Abingdon on Thames (800 homes)
- Radley Parish, land south of Kennington (270 homes)
- North West Radley (240 homes)
- East of Kingston Bagpuize and Southmoor (280 homes)
- South of East Hanney (200 homes)

**South East Vale**

- East Sutton Courtenay (220 homes)
- Milton Heights (400 homes)
- Valley Park (at least 2,550 homes)
- North West of Valley Park (800 homes)
- West of Harwell (200 homes)
- East Harwell Campus (850 homes)
- North of Harwell Campus (550 homes)
- Crab Hill, Wantage/Grove (1,500 homes)
- Monks Farm, north Grove (750 homes)

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<sup>6</sup> The eastern part of the larger site was subject to a resolution to grant planning permission subject to legal agreement. The site was not included in the Housing Delivery Update consultation because a decision was taken at that time not to include any sites with live planning applications). However due to delays completing the section 106 legal agreement we consider it prudent to include this land in the final sites package.

<sup>7</sup> Completion of the section 106 legal agreement is imminent but we consider it prudent to save this 2011 site allocation as part of the final sites package.

- Grove Airfield (saved Local Plan 2011 site) (2,500 homes)

**Western Vale**

- Land south of Park Road, Faringdon (350 homes)
- West Stanford in the Vale (200 homes)
- Great Coxwell Parish, South Faringdon (200 homes)
- South West of Faringdon (200 homes)
- North Shrivenham (500 homes)
- East of Coxwell Road, Faringdon (200 homes)

14. Details of the comprehensive site appraisal process undertaken by the Council since 2007 will be set out in the Topic Paper 3: Strategic Sites Selection (2014) which will be available to support the public consultation.

## **Annex A to Appendix 7**

Sites underlined passed initial suitability sifting and were selected for further testing

Sites bold and underlined are included in the draft local plan

- 1) **Kingston Bagpuize, between the A420, the A415 Witney Road and Oxford Road**
- 2) Land north west of Harwell Oxford Campus
- 3) Land South of Downsview Road, West of Wantage
- 4) West Wantage, south of Wilts and Berks canal
- 5) **Land south of East Hanney**
- 6) Oxford Garden City
- 7) South of Harwell Campus
- 8) land to the south of Kingston Bagpuize
- 9) Radley South
- 10) **North West Harwell Campus** (reinstating a site previously included in 2013)
- 11) Valley Park (part of)
- 12) North West Abingdon on Thames (existing proposed allocation) - extension
- 13) North Abingdon on Thames (existing proposed allocation) - extension
- 14) Downsview Road, Wantage
- 15) East Drayton site
- 16) Land east of East Hendred.
- 17) Site south of Hanney Road in west Steventon
- 18) Didcot Power station site
- 19) North Shrivenham
- 20) South West Shrivenham
- 21) Proposed allocation at Crab Hill, (north east Wantage and south east Grove) should be enlarged
- 22) South Drayton, Drayton
- 23) Steventon
- 24) Land at Wootton, nr Abingdon
- 25) Shrivenham Park Golf Course
- 26) Land south of Steventon
- 27) North West Grove
- 28) Land off Kennington Road
- 29) Milton Heights (expansion of proposed allocation)
- 30) Land at Claylands Farm, Station Road, Shrivenham