

# APPENDIX 1: Local Plan 2031 Part 1 Extract

## 4 - Spatial Strategy

### Settlement hierarchy

4.7. The Settlement Hierarchy (Core Policy 3) defines the settlements across the Vale of White Horse District into four tiers based on an assessment of their facilities, characteristics and functional relationships with their surrounding areas<sup>33</sup>. Each tier of settlement has a different strategic role:

- Market Towns
- Local Service Centres
- Larger Villages, and
- Smaller Villages.

4.8. The Local Plan 2031 protects and enhances the services and facilities provided by the Market Towns, Local Service Centres and our Larger Villages and ensures that any new facilities, homes and jobs are focused on these settlements. This will help to ensure the delivery of sustainable development because:

- these settlements provide the best range of services and facilities and new development will help to support and enhance them
- locating new homes in the communities with the best services and facilities will enable the residents in the new homes to access them by walking, cycling and public transport, so reducing the need to travel by car
- it will enable more affordable homes to be built where there is most need, and
- the main service providers including the Oxfordshire Clinical Commissioning Group, the County Council and the emergency services, prefer this approach because it will help them to deliver their services more efficiently.

4.9. The settlement boundaries for Market Towns and Local Service Centres are shown by the Adopted Policies Map. These boundaries may be reviewed and updated in the future either through the Local Plan 2031 Part 2, or neighbourhood plans.

### Meeting our housing needs

4.10. The Local Plan 2031 Part 1 makes provision for 20,560 new homes to be delivered during the plan period (2011/12 to 2030/31; Core Policy 4). This reflects the Objectively Assessed Need for the Vale of White Horse District Council as identified by the up-to-date Strategic Housing Market Assessment (SHMA) for Oxfordshire.

4.11. If or when required, any needs arising elsewhere in the Housing Market Area, will be addressed by timely and effective cooperative working in accordance with Core Policy 2 (see Chapter 1).

## Sources of housing supply

4.12. A number of sources of housing supply will ensure a continuous supply of housing delivery across the plan period. These sources include:

- strategic allocations made within this plan
- retained Local Plan (2011) allocations
- existing planning commitments
- small scale (non-strategic) sites to be identified through neighbourhood plans, or identified through the Local Plan 2031 Part 2, and
- sites not yet identified that will come forward through the development management process in accordance with the policies set out in the Local Plan 2031. These are sometimes known as 'windfalls'.

4.13. The strategic allocations (listed in Core Policy 4 and outlined in more detail within the Sub-Area Strategies) are central to the delivery of the Local Plan 2031 and the Strategic Objectives for the Vale.

4.14. To identify the strategic allocations, we have followed a comprehensive selection process, which began with an assessment of land surrounding each of our most sustainable settlements and key business parks. This helped to identify the broad locations that offered the most suitable locations for development, which were then comprehensively tested, including by the Sustainability Appraisal, Evaluation of Transport Impacts Study, Viability Study, Landscape Study and review of responses to earlier stages of consultation.

4.15. The scale of development on these strategic sites will enable infrastructure to be provided that offers wider benefits to their local areas.

## Core Policy 3: Settlement Hierarchy

### Market Towns

Market Towns are defined as settlements that have the ability to support the most sustainable patterns of living within the Vale through their current levels of facilities, services and employment opportunities.

Market Towns have the greatest long-term potential for development to provide the jobs and homes to help sustain, and where appropriate, enhance their services and facilities to support viable and sustainable communities in a proportionate manner.

### Local Service Centres

Local Service Centres are defined as Larger Villages or neighbourhoods to larger settlements with a level of facilities and services and local employment to provide the next best opportunities for sustainable development outside the Market Towns.

### Larger Villages

Larger Villages are defined as settlements with a more limited range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities.

### Smaller Villages

The Smaller Villages have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs.

The Settlement Classifications are:

Abingdon-on-Thames and Oxford Fringe Sub-Area	
Market Town	Abingdon-on-Thames
Local Service Centre	Botley
Larger Villages	Cumnor, Drayton, East Hanney, Kennington, Kingston Bagpuize with Southmoor, Marcham, Radley, Sutton Courtenay, Steventon and Wootton
Smaller Villages	Appleford, Appleton, Dry Sanford, Farmoor, Frilford, Longworth, North Hinksey, Shippon, South Hinksey, Sunningwell, West Hanney and Wytham
South East Vale Sub-Area	
Market Town	Wantage
Local Service Centre	Grove
Larger Villages	Blewbury, East Hendred, Harwell, Harwell Campus* and Milton
Smaller Villages	Ardington, Chilton, Milton Heights**, Rowstock, Upton and West Hendred
Western Vale Sub-Area	
Market Town	Faringdon
Local Service Centre	East Challow, Shrivenham, Stanford-in-the-Vale, Uffington and Watchfield
Smaller Villages	Ashbury, Buckland, Childrey, Coleshill, Great Coxwell, Kingston Lisle, Little Coxwell, Littleworth, Longcot, Letcombe Regis and Shellingford

Those villages not included within the categories described above are considered to form part of the open countryside where development will not be appropriate, unless consistent with the exceptions policies set out in the Local Plan.

\*Harwell Campus has facilities and services equivalent to a Larger Village. \*\*Milton Heights has facilities and services within a short walk that are equivalent to those offered by a Larger Village.

## Core Policy 4: Meeting Our Housing Needs

The housing target for the Vale of White Horse District is for at least 20,560 homes to be delivered in the plan period between 2011 and 2031a. 13,960 dwellings will be delivered through strategic allocations. 1,900 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process. The contribution of all sources of housing supply are shown by the following table:

The housing target for the Vale of White Horse District is for at least 20,560 homes to be delivered in the plan period between 2011 and 2031a. 13,960 dwellings will be delivered through strategic allocations. 1,900 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process. The contribution of all sources of housing supply are shown by the following table:

Category		Number of Dwellings
Housing requirement for the full plan period (Apr 2011 to Mar 2031)		20,560 a
Housing Completions Known (Apr 2011 to Mar 2014) 1,250	(Apr 2011 to Mar 2015) Estimated Completions (Apr 2014 to Mar 2015) 781	1250 781
Housing Supply Known Commitments 3,169	(Apr 2015 to Mar 2031) Local Plan 2031 Part 1 allocations 13,960	Local Plan 2031 Part 2 allocations Up to 1000 b

### Strategic Allocations

Development will be supported at strategic site allocations where they meet the requirements set out within the Development Site Templates shown by Appendix A and in accordance with the policies of the Development Plan taken as a whole. The following tables show how the level of housing required through strategic development sites will be distributed:

NB these notes apply to the following tables.

a This target addresses needs arising in the Vale of White Horse. If or when required, needs arising elsewhere in the Housing Market Area, will be addressed by timely and effective cooperative working in accordance with **Core Policy 2**.

b The Local Plan Part 2 allocation will be reduced where dwellings are allocated in Neighbourhood Development Plans or come forward through the Development Management Process.

c These sites have 'Resolution to Grant' planning permission subject to legal agreement as at Sept 2014.

d Saved Local Plan 2011 Allocation.

e As defined by the Settlement Boundaries shown by the Adopted Policies Map.

**Abingdon-on-Thames and Oxford Fringe Sub-Area:**

Settlement/ Parish	Settlement Type	Site Name	Number of Dwellings
Abingdon-on-Thames	Market Town	North of Abingdon-on-Thames	800
		North-West of Abingdon-on-Thames	200
East Hanney	Larger Village	South of East Hanney	200
Kingston Bagpuize with Southmoor		East of Kingston Bagpuize with Southmoor	280
Radley		North-West of Radley	240
		South of Kennington	270
Sub total			1,990

**Western Vale Sub-Area**

Settlement/ Parish	Settlement Type	Site Name	Number of Dwellings
Faringdon	Market Town	Land South of Park Road, Faringdon <sup>e</sup>	350
		South-West of Faringdon	200
Great Coxwell Parish	Larger Village	East of Coxwell Road Faringdon <sup>e</sup>	200
		South of Faringdon	200
Shrivenham		North of Shrivenham	500
Stanford-in-the-Vale		West of Stanford-in-the-Vale	200
Sub total			1,650

**South East Vale Sub-Area:**

Settlement/ Parish	Settlement Type	Site Name	Number of Dwellings	
Wantage	Market Town	Crab Hill <sup>e</sup> (North East Wantage and South East Grove)	1,500	
Grove	Local Service Centre	Grove Airfield <sup>c,d</sup>	2,500	
		Monks Farm (North Grove)	750	
Harwell and Milton Parishes east of the A34 adjoining Didcot Town	Larger Village	Valley Park	2,550	
		North-West of Valley Park	800	
Harwell Campus		East of Harwell Campus	850	
		North-West of Harwell Campus	550	
Harwell		West of Harwell	200	
Milton Parish west of the A34		Milton Heights (Smaller Village)	400	
Sutton Courtenay		East of Sutton Courtenay	220	
Sub total			10,320	