


## Record of Cabinet portfolio holder decision

Local Government Act 2000 and the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

<b>Decision made by</b>	Councillor Roger Cox
<b>Key decision?</b>	No
<b>Date of decision</b> (same as date form signed)	Tuesday 7 March 2017
<b>Name and job title of officer requesting the decision</b>	Andrew Maxted Planning Policy Project Lead
<b>Officer contact details</b>	Tel: 01235 422600 Email: andrew.maxted@southandvale.gov.uk
<b>Decision</b>	<p><b>To proceed with a public consultation on “Preferred Options” to the Local Plan 2031 Part 2: Detailed Policies and Additional Sites, subject to minor editorial/typographical corrections at the discretion of the Head of Planning.</b></p> <p>It should be noted that supporting documentation, including: Topic Papers, Evidence Base Studies and Sustainability Appraisal will be published alongside the Local Plan 2031: Part 2 Preferred Options consultation. These documents will be subject to separate sign-off by Head of Planning.</p>
<b>Reasons for decision</b>	To facilitate timely and effective progression and preparation of the Local Plan 2031: Part 2
<b>Alternative options rejected</b>	<p>The Council is required to notify and invite representations from specific bodies and persons in developing its Local Plan in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council must take into account any representations made and will need to set out how the main issues raised through the consultation have been taken into account.</p> <p>On this basis, failing to undertake consultation would prevent the Council from progressing the Local Plan 2031: Part 2 for submission to the Secretary of State.</p>
<b>Legal implications</b>	None (except to ensure compliance with Planning Legislation in preparation of Local Pan 2031: Part 2)
<b>Financial implications</b>	Budget identified to progress the Local Plan through key stages such as this one; consultation.

	Failure to adopt Local Plan 2031: Part 2 could have significant and detrimental harm to sustainable development of housing, employment and infrastructure within the district, our 5 year housing land supply and potential planning appeals.			
<b>Other implications</b>	None.			
<b>Background papers considered</b>	A Cabinet Member Briefing paper is appended ( <b>Appendix 1</b> ).			
<b>Declarations/conflict of interest? Declaration of other councillor/officer consulted by the Cabinet member?</b>	None			
<b>List consultees</b>		<b>Name</b>	<b>Outcome</b>	<b>Date</b>
	Ward councillors	N/A	N/A	N/A
	Legal	Ian Price	No Comments	2/3/17
	Finance	Paul Sheppard	No Comments	2/3/17
	Human resources	N/A	N/A	N/A
	Sustainability	N/A	N/A	N/A
	Diversity and equality	Cheryl Reeves	EqIA prepared to inform plan	3/3/17
	Communications	Andy Roberts	Comms plan prepared to inform consultation	3/3/17
	Strategic Management Board	David Hill	No Comments	3/3/17
<b>Confidential decision?</b> If so, under which exempt category?	No			
<b>Call-in waived by Scrutiny Committee chairman?</b>	No – Scrutiny meeting to take place during consultation.			
<b>Has this been discussed by Cabinet members?</b>	Yes			
<b>Cabinet portfolio holder's signature</b> To confirm the decision as set out in this notice.	Signature 			
	Date Tuesday 7 March 2017			

ONCE SIGNED, THIS FORM MUST BE HANDED TO DEMOCRATIC SERVICES IMMEDIATELY.

For Democratic Services office use only		
Form received	Date: 8/3/17	Time: 09:15
Date published to all councillors	Date: 8/3/17	
Call-in deadline	Date: NOT APPLICABLE	Time: —

## Appendix 1

# Cabinet Member Briefing Paper

Author: Andrew Maxted

Telephone number: 01235 422600

Email: andrew.maxted@southandvale.gov.uk

Head of service: Adrian Duffield

Cabinet member: Roger Cox

Paper for Cabinet Member Briefing on: 3 March 2017

## **Preferred Options Consultation: Local Plan 2031 Part 2: Detailed Policies and Additional Sites**

### **Purpose of briefing paper**

1. To summarise the purpose of the Local Plan 2031: Part 2 Preferred Options Consultation, to be read alongside the draft plan.
2. To recommend that the Cabinet Member for Planning, by way of an Individual Cabinet Member Decision (ICMD), publishes the Vale of White Horse Local Plan 2031: Part 2 'Preferred Options' document for consultation from 9 March 2017 to 4 May 2017 in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, subject to further correction by officers of minor editorial, typographical and grammatical errors.

### **Background**

3. The VOWH Local Plan 2031: Part 1 was adopted in December 2016 and sets a strategic policy framework for the district for the plan period up to 2031. The Part 1 plan sets out a clear commitment to prepare a Part 2 document, following adoption of Part 1, and identifies the purpose of the Part 2 plan to include:
  - policies and locations for the Vale's proportion of Oxford City's unmet housing need up to 2031, which cannot be met within the City boundaries
  - policies for the part of Didcot Garden Town that lies within the Vale of White Horse District
  - detailed development management policies to complement Local Plan 2031: Part 1, and
  - allocate additional development sites for housing.
4. The plan has been prepared in accordance with national policy, guidance and legislation and complies with Regulation 18 of the Town and Country Planning (Local Planning) (England)

Regulations 2012. The plan has been informed by detailed evidence studies, for example assessing transport, landscape and flooding impacts and informal consultation with a range of stakeholders, including for example, Oxfordshire County Council, Natural England and Environment Agency.

5. The Plan sets out, for example, how it complies with the 'tests of soundness' in regard to being: positively prepared, justified, effective, and consistent with national policy and the 'duty-to-cooperate' (NPPF Paragraph 182). A series of Supporting Topic Papers are published alongside the plan; these include the Duty-to-Cooperate and Sites Selection Topic Papers.
6. The preparation of the Local Plan 2031: Part 2 has involved the testing of reasonable alternatives through Sustainability Appraisal (SA) that incorporates a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA). Both reports will be published alongside the consultation document.
7. The Local Plan 2031 (Parts 1 and 2) seeks to fully meet the objectively addressed need for housing from the Vale of White Horse District (20,560 homes) and from neighbouring authorities (2,200 homes) and seeks to deliver an additional 1,400 homes within the South East Vale Sub-Area, subject to the plan making process. The Part 2 allocations are fully consistent with the 'spatial strategy' set out in the Part 1 plan and support the housing requirements identified for each part of the three Sub-Areas in the Part 1 plan.

## **Unmet Housing need for Oxford City**

8. The Council has worked with the other Oxfordshire Authorities to identify how the working assumption for the unmet housing need for Oxfordshire should be apportioned between those authorities neighbouring the city of Oxford. This process was administered by the Oxfordshire Growth Board.
9. A 'Memorandum of Co-operation' between the local authorities in the Oxford Housing Market Area was signed by Leaders on 26 September, which identified an agreed working assumption apportionment for the quantum of Oxford's unmet housing need to be met within the Vale of White Horse as 2,200 dwellings for the plan period up to 2031, subject to the plan making process.
10. The Part 1 plan makes a clear policy commitment to address this agreed working assumption quantum of unmet need (Core Policy 2).
11. The Part 1 plan allocates a number of sites close to Abingdon-on-Thames (North and North West Abingdon-on-Thames, South of Kennington (within Radley parish) and North West Radley) that equate to 1,510 dwellings. Whilst these sites are allocated with the primary intention of meeting Vale's own housing need, they are well located to provide for Oxford City's unmet need. It is the case that housing on these sites would be just as much available to those people falling into the category of Oxford's need as to those of the Vale.
12. Furthermore, the Planning Inspector's Report of the Examination into the Part 1 plan states:

"in reality, it would be all but impossible to determine if a potential occupier of this housing (Part 1 allocations) represents a Vale or Oxford housing need"
13. Whilst the Abingdon-on-Thames and Oxford Fringe Sub-Area is closest to and has the most frequent and reliable public transport linkages to Oxford, it is also the case that housing allocated within the South East Vale Sub-Area, for example at Valley Park, is accessible to Oxford via the fast and frequent rail service available from Didcot to Oxford.
14. The Part 2 plan apportions the working assumption agreed quantum of unmet housing need for Oxford City to be addressed within the Vale between the Abingdon-on-Thames on Oxford

Fringe Sub-Area (80 % of unmet need 1,760 dwellings) and the South East Vale Sub-Area (20 % of unmet need 440 dwellings). Unmet need will be addressed through a combination of 'strategic' sites allocated within the Part 1 plan, and 'additional' sites allocated within the Part 2 plan.

15. Sites are proposed for allocation within the Part 2 plan within the Abingdon-on-Thames and Oxford Fringe Sub-Area as set out below.

Dalton Barracks:	1,200 dwellings
East of Kingston Bagpuize with Southmoor:	600 dwellings
North East Marcham	400 dwellings
East Marcham	120 dwellings
North of East Hanney	80 dwellings
East of East Hanney	50 dwellings

16. Dalton Barracks is currently in use by the MOD and its release has been announced as part of the Governments wider commitment to deliver 55,000 homes on MOD sites across the Country. The site is a large and predominantly brownfield (previously developed) site close to Oxford. It wasn't considered by the Council through the preparation of the Part 1 plan, nor by the Oxfordshire Growth Board's process assessing how unmet need could be apportioned, as it wasn't considered to be available for development during these processes. It is now considered that the site will be available for development during the plan period.
17. The recent identification of this site for development is considered to be a 'major change in circumstances' to demonstrate an 'exceptional circumstance' to justify its release from the Oxford Green Belt. A site specific Green Belt Study has been undertaken to inform this plan and complement the Green Belt Review already prepared to inform the Part 1 plan and the Green Belt Study prepared to inform the work undertaken by the Oxford Growth Board. The release of the site will lead to only limited impact on the function of the Green Belt and is substantially brownfield (previously developed) land.
18. Development at Dalton Barracks provides an opportunity for highly sustainable development of a new community providing for a range of services and facilities including new schools, a local centre and opportunities for local employment. There are also significant opportunities for excellent public transport, cycling and walking connectivity between the site and Oxford and Abingdon-on-Thames. The Council will continue to work with Oxfordshire County Council to investigate how these opportunities can be maximised.

## Didcot Garden Town

19. Didcot was identified as a Garden Town by Government in December 2015 and includes areas that lie within the Vale of White Horse District. The Garden Town initiative will help to shape growth already identified through the Local Plan 2031: Part 1 within the Vale and that being identified within the emerging Local Plan 2033 for South Oxfordshire DC.
20. The Part 2 plan sets out new policy to support the Didcot Garden Town initiative by embedding the Didcot Garden Town Masterplan principles into policy and ensure they are used to inform development proposals coming forward. Further policy detail concerning the Garden Town will be set out in a future planning document.

## Development Management Policies

21. The development management policies provide more detailed guidance to assist day-to-day decision making on planning applications. They have been prepared following a review of extant Local Plan 2011 Saved Policies, which they replace, and an assessment of whether any

additional detail is required to support the implementation of the Part 1 plan. The Part 2 policies are structured into the four thematic areas as set out in the Part 1 plan of:

- Building healthy and sustainable communities
- Supporting economic prosperity
- Supporting sustainable transport and accessibility, and
- Protecting the environment and responding to climate change.

## Additional Site Allocations

22. In addition to planning for the working assumption quantum of unmet housing need for Oxford, to be addressed within the Vale, the Council is also allocating additional housing to support the Council's objective to support the Science Vale area. Additional housing allocations also replace sites that were originally proposed for allocation in the Part 1 plan, but not included within the adopted document.

23. 1,400 additional homes are allocated within the South East Vale Sub-Area that:

- help to achieve and maintain a sustainable balance of housing and employment within the Science Vale area by ensuring that housing is located close to the provision of new jobs and accessible by sustainable modes of travel
- help to deliver the Science Vale Strategic Infrastructure Package through developer contributions by assisting further in the achievement of sustainable development within the Science Vale area
- support the Oxfordshire LEP priority for accelerating housing delivery within the Oxfordshire 'Knowledge Spine' growth corridor, and
- deliver bespoke housing types and tenures tailored specifically to meet the identified need of the Campus and thus support housing supply within this Sub-Area.

24. Additional sites are proposed for allocation within the Part 2 plan within the South East Vale Sub-Area as set out below:

Harwell Campus:	1,000 dwellings
West of Harwell Village:	100 dwellings
North West Grove:	300 dwellings

25. Development at Harwell Campus provides an opportunity to support the delivery of a highly sustainable 'innovation village' that meets the needs of the Campus and helps to unlock its unique potential as a world-class centre for innovation and research. The plan sets out the 'exceptional circumstances' to justify residential development at Harwell Campus within the existing site boundary being located in the North Wessex Downs Area of Outstanding Natural Beauty.

26. The quantum of housing identified for allocation within the Part 2 plan, as set out within the Part 1 plan, i.e. for 1,000 dwellings, is now subsumed by the additional allocations, set out in the Part 2 plan that address unmet housing need for Oxford, and those that complement the 'spatial strategy' and support infrastructure delivery.

## Other Policies

27. The Part 2 plan also updates selected Core Policies, where new information has become available since preparing the Local Plan 2031: Part 1, for example relating to the need for

additional land safeguarding to support the delivery of strategic highway schemes and updating the area safeguarded for the potential Upper Thames Water Storage Reservoir.

