



## **Gladman Developments Ltd**

### **Vale of White Horse Local Plan Part 1 Examination**

#### **Stage 2 Hearings**

### **Matter 8: Strategy for Abingdon on Thames and Oxford Fringe Sub Area**

#### **8.2 Are there other sites which would more appropriately meet the identified need for new housing?**

1. Gladman has an interest in land at Barnett Road, Steventon the location of which is outlined in red on the plan below. The site is a sustainable location for residential development, being located adjacent to the settlement boundary of Steventon, which is identified in the settlement hierarchy as a 'Larger Village.' Steventon offers a range of services including primary school, village shop, post office and church.
2. The site is adjacent to a site immediately to the south which has been granted planning permission for 65 dwellings. It is considered that the additional site could be suitably integrated as a further phase of the development already permitted and would deliver approximately 75 additional dwellings, including badly needed affordable housing and public open space.
3. The site is not subject to flooding, is in agricultural use and is under single ownership. The site is available and deliverable within the first 5 years of the plan period.
4. The site is accessible by a range of means of transport. The closest bus stops to the site are located on High Street and Abingdon Road. This stop is served by a number of services 7 days a week, including services 34, BB1 and the X2 which connect the site to Oxford, Didcot and Abingdon. The nearest main centres are therefore all served well during the main part of the day allowing for work, shopping and daytime leisure trips.

5. The nearest railway station is located at Didcot which is c. 4 miles from the development by road. Didcot Railway Station sits in an important position on the rail network with local services from Reading to Oxford stopping at the station and also the route from London Paddington via Swindon, Bristol and Cardiff to Swansea.
6. The site is located within easy walking and cycling distance of a range of shops, services and community facilities in Steventon, all of which are in easy walking distance from the centre of the site.
7. The site is not located in a Conservation Area and there are no statutory or locally listed buildings within close proximity to the site. The site is in private ownership and there are no Public Rights of Way (PROWs) which cross the site.
8. The site does not form part of a valued landscape or landscape designation at a national, regional or local level. The site is flat, contains no features of significant landscape value and is already adversely affected by the adjacent settlement edge and overhead power lines.

