

Our ref: P18-1179

Your ref: Representor ID - 776299

12th June 2018

Mr David Reed (Planning Inspector)
c/o Mr Ian Kemp (Programme Officer)
Vale of White Horse Local Plan Part 2
16 Cross Furlong
Wychbold
Droitwich Spa
Worcestershire
WR9 7TA

Dear Mr Reed

RE: MATTER 4 – ABINGDON AND OXFORD FRINGE SUB AREA, QUESTION 4.1 – PROPOSED HOUSING ALLOCATIONS

This submission is made on behalf of Linden Homes in response to the Inspector's Matters and Questions to be discussed through the examination of the Vale of White Horse Local Plan Part 2 ('the Local Plan'). Linden Homes controls the site to the **North East of East Hanney**, to which this submission relates. It addresses the following:

Question 4.1 - Other than Dalton Barracks (Matter 5), are the housing allocations listed in Policy 8a the most appropriate when considered against reasonable alternatives in the light of site constraints, infrastructure requirements and potential impacts? Are the estimates of site capacity justified? Are the expected timescales for development realistic? Are the site development template requirements – both general and site specific – justified, consistent with national policy and would they be effective?

The proposed allocation of North East of East Hanney for approximately 50 dwellings is fully supported by Linden Homes and should be retained as part of the Local Plan. The findings of the Site Selection Topic Paper (TOP02.1 & TOP02.2) are also supported as justification for the proposed site allocation.

Pegasus Group

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

A masterplan to demonstrate how the proposed allocation could be delivered has been provided as part of representations submitted at the previous consultation stages of the Local Plan, an updated version is provided at **Appendix A**. The Masterplan demonstrates the connectivity of the site to the adjoining schemes.

Linden Homes has been working with the Council to agree the principles of the site development, the masterplan, and the site-specific template requirements. It is considered that the requirements of the template are justified and accord with policy. To this end, a Statement of Common Ground (SCG04) has been agreed with the council emphasising cooperation in delivery of the site and agreement to the requirements of the template.

The village of East Hanney is included in the Local Plan Part 1 as a larger village meaning that it is a sustainable and suitable location for additional allocated housing growth. The Town and Village Facilities Study 2014 provides the justification for this classification in the Local Plan Part 1, demonstrating that the village provides access to a number of facilities and services including a primary school, church, post office, public house and bus service. Contribution to local services, in accordance with the Infrastructure Delivery Plan, will be made as part of any planning application for development of the proposed allocation site. This is confirmed in the Statement of Common Ground.

The site itself is located sustainably within East Hanney with good links to the existing services and facilities. A walking distance plan is provided at **Appendix B** demonstrating the site's accessibility.

The proposed allocation is well located, adjoining new residential developments to the west, south west and south. It would logically 'round off' development in this north eastern part of the village. The proposed masterplan for the site has been designed such that it links to pedestrian routes through adjoining development to the west. Also, the current reserved matters application for Martin Grant Homes to the south at Steventon Road Nurseries (ref: P18/V0692/RM) provides for a pedestrian link through from the proposed open space area on this site to the proposed allocation site. In addition, the proposed allocation site will help to support the bus route through the village with the new bus stops within a short walking distance on Steventon Road.

There are no statutory designations impacting the site and there have been no objections to the proposed allocation from statutory consultees. There are no physical or local policy constraints which would preclude the development of the site. Nevertheless, Linden Homes will undertake all the necessary supporting assessments and provide the appropriate technical information as part of the future planning application. This would include an

Ecological Appraisal, Archaeological Assessment, Landscaping Scheme, Transport Statement, Flood Risk Assessment and Drainage Strategy.

Linden has undertaken a preliminary Phase 1 Ecological Assessment, which has not identified and constraints to development. Furthermore, an initial Access/transport Statement has been undertaken, which demonstrates a safe and suitable access as approved by Oxfordshire County Council.

The Housing Trajectory Update (HOU03.1) put forward for the delivery of the proposed housing allocations indicates housing completions to be delivered at North East of East Hanney from the period 2020/2021, with delivery over a two-year period of approximately 25 dwellings per year. It is considered that this is a realistic timeframe for delivery, with potential for this to be sooner. The Statement of Common Ground confirms Linden Homes' intent to submit a planning application towards the end of 2018, with first housing completions towards the beginning of 2020.

Linden Homes has a successful and recent local track record for delivery of sustainable developments within the district and within East Hanney – application refs. P11/V2103/FUL at Land south of Alfreds Place, East Hanney and P13/V2608/FUL at Land to the rear of Saxon Gate, East Hanney – and is therefore well placed to make informed judgements as to the deliverability of this proposed allocation. The site itself is entirely within Linden Homes' control and therefore there are no ownership constraints to delivery.

It is therefore considered that the proposed allocation of approximately 50 dwellings at North East of East Hanney is appropriate in contributing to the delivery of the council's housing strategy.

In reference to the proposed allocation at East of Kingston Bagpuize, we have addressed this proposed allocation in a separate response which relates to Land South of Summertown, East Hanney. This response also covers questions 3.3, 4.1 and 5.8, and states that additional smaller sites should be included in the Local Plan in order to take the pressure of the delivery of the strategic scale sites and ensure delivery of the Local Plan housing strategy.

As a highly deliverable site, North East of East Hanney should therefore be retained as an allocation, alongside the inclusion of additional small site allocations.

Recommendation

It is therefore considered that proposed allocation, North East of East Hanney, is sound and should be retained as one of the few smaller sites proposed in the Local Plan.

Additional small sites should also be included, such as Land South of Summertown, East Hanney.

Participation in the EiP Hearings

In respect to the Examination Hearings, scheduled for July, Linden Homes requests to participate in the session addressing Matter 4: Abingdon and Oxford Fringe Sub Area, East Hanney Sites, currently scheduled for the morning of Tuesday 24th July.

We would be grateful for your confirmation of Linden Homes' participation.

Yours sincerely



Joanne Jones
Associate
Pegasus Group

Appendix A – Proposed Masterplan for North East of East Hanney



NOTES
 Permission is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances DO NOT scale from this drawing, please contact this office for any additional information required.
 Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the architect.
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REV	DESCRIPTION	DATE	AUTHOR	CHK'D

Potential Link



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PROJECT
 Steventon Nurseries
 East Hanney
 For: Linden Homes Thames Valley

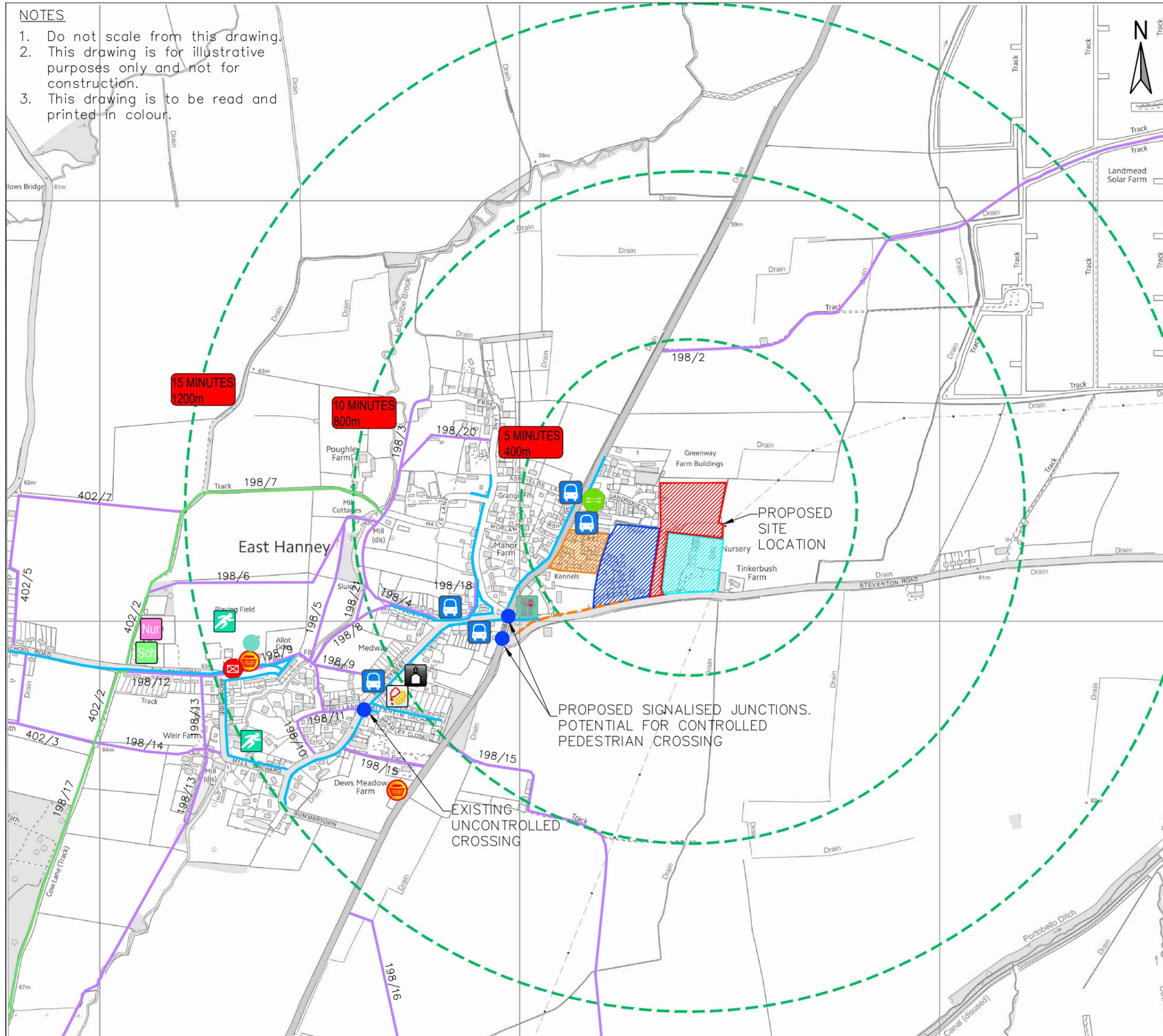
DRAWING
 Illustrative Masterplan

SCALE	DATE	AUTHOR	CHK'D
1:1000 @ A2	29/05/18	TW	-
JOB NO.	DRAWING NO.	REV	
LIND160403	ILM.02	-	

Appendix B – Walking Distances Plan

NOTES

1. Do not scale from this drawing.
2. This drawing is for illustrative purposes only and not for construction.
3. This drawing is to be read and printed in colour.



KEY

- SITE BOUNDARY
- NEIGHBOURING DEVELOPMENT APPLICATION P13 V0381/FUL
- NEIGHBOURING DEVELOPMENT APPLICATION P13 V2260/O
- NEIGHBOURING DEVELOPMENT APPLICATION P15 V0898/O
- EXISTING FOOTWAY (PUBLIC HIGHWAY)
- POTENTIAL FOOTWAY PROVISION
- PUBLIC FOOTPATH
- PUBLIC BRIDLEWAY
- NEAREST BUS STOPS
- SPORTS AND LEISURE
- RESTAURANT
- PUBLIC HOUSE
- NURSERY/PRE-SCHOOL
- PRIMARY SCHOOL
- HANNEY CHAPEL
- CONVENIENCE/FARM SHOP
- POST OFFICE
- HJS MOTOVAION GARAGE SERVICES
- PLAYGROUND

REV	DATE	BY	DESCRIPTION	CHK	APD

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CLIENT: LINDEN HOMES

PROJECT: EAST HANNEY LP SITES PROMOTION

TITLE: EXISTING WALKING ROUTES, LOCAL FACILITIES AND AMENITIES PLAN

SCALE @ A3: NOT TO SCALE	CHECKED: AJ	APPROVED: AJ
CAD FILE: SK01 & SK02	DESIGN-DRAWN: SLW	DATE: 11.06.18
PROJECT No: P18-1179	DRAWING No: SK01	REV: -