

# **Vale of White Horse Local Plan 2031 Part 2**

## **Statement of Common Ground**

### **Between**

**Vale of White Horse District Council**

**and**

**Catesby Land Promotions**

**in relation to the South-East of Marcham site allocation**

**February 2018**

## **1. Introduction**

- 1.1. This Statement of Common Ground (SoCG) has been prepared by Vale of White Horse District Council (“the Council”) and Catesby Land Promotions hereafter referred to as “the parties”. This SoCG documents those matters agreed with regard to the Vale of White Horse Local Plan 2031 Part 2 and supporting documents to assist the Inspector during the Examination of the Local Plan.
- 1.2. This SoCG particularly relates to the allocation of land South-East of Marcham within Core Policy 8a for the development of around 90 dwellings. The agreed matters have been structured to help inform the Inspector through the examination.
- 1.3. The Council proposes the site for allocation for housing development in the Local Plan having considered reasonable alternatives including assessing the relevant evidence, and following consultation with stakeholders and the public.

## **2. Background / Context**

- 2.1. The site is located to the south-east of the village Marcham. The site measures 3.46 hectares. It is bounded by built development to the west, by agricultural land and the River Ock floodplain to the south and east, and by Marcham Road (A415) to the north.
- 2.2. The Site is proposed for allocation in the Local Plan for around 90 units. The Site is expected to deliver a high-quality development that will be well integrated with Marcham and provide contributions towards public transport

and other appropriate infrastructure requirements, including education. Land to the south-east corner of the site will be retained and safeguarded for the future provision of a bypass for Marcham.

- 2.3. Meetings have been held between the parties throughout 2017. The parties are committed to partnership working, including regular meetings, to ensure the optimum outcome for the Site that delivers new residential development in a sustainable location.

### **3. Agreed Matters**

#### Strategic Matters on which the parties agree

- 3.1. The parties agree that there is a clear and pressing need for deliverable sites in the short and long term to meet identified housing needs in a timely manner and to sustain a five-year housing land supply. The parties agree this site can contribute to the Council's supply of housing in the short term.
- 3.2. The parties agree that this site is in accordance with the Spatial Strategy of the Local Plan; that the Council is adequately planning for infrastructure for this site, and that appropriate infrastructure will be delivered, as set out in the Infrastructure Delivery Plan.

#### Site Specific Matters on which the parties agree

- 3.3. The parties agree that the Site is sustainable, suitable, available and deliverable. The Site is not subject to any insurmountable environmental, legal, ownership or technical constraints that would otherwise impede development.
- 3.4. The parties agree that the site can be delivered in full accordance with the policies contained in Local Plan 2031 Part 1 and the emerging policies of Local Plan 2031 Part 2.
- 3.5. The parties agree the Council's evidence base studies, that have informed the site selection process, have demonstrated this site is sustainable.
- 3.6. The parties agree that sufficient land will be safeguarded for the future provision of a bypass for Marcham as set out in Core Policy 15a of Local Plan 2031 Part 2.
- 3.7. The parties agree that the Site is capable of delivery within the Plan period in accordance with the Council's stated housing trajectory. It is proposed that the site will deliver houses between the period 2019 – 2021.

3.8. There is a clear intention and demonstrable ability to develop the Site if allocated.

#### **4. Conclusion**

4.1. Catesby Land Promotions support the allocation of land South-East of Marcham within Core Policy 8a, and the parties agree that the site is suitable, available and deliverable for sustainable housing development.

4.2. The parties are working jointly to enable delivery of the planned development at the earliest opportunity and will continue to work cooperatively on all matters of mutual interest.

#### **Signatures**

Signed on behalf of Vale of White Horse District Council



Adrian Duffield  
Head of Planning

23/02/2018

Signed on behalf of Catesby Land Promotions



Grant Stevenson  
Associate Planning Director

21-02-2018