

Vale of White Horse Local Plan 2031 Part 1

Examination Hearings

Stage 1 - September 2015

Statement of Common Ground

Between

Vale of White Horse District Council

and

Redrow Homes South Midlands

Strategic Site Allocation East of Sutton Courtenay

1 Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Vale of White Horse District Council and Redrow Homes South Midlands here after known as "the parties". This document identifies the matters agreed with regard to the Vale of White Horse Local Plan 2031 Part 1 and supporting documents to assist the Inspector during the Examination of the Local Plan Stage 1.
- 1.2 This SoCG particularly relates to the strategic site allocation East of Sutton Courtenay for the development of around 220 homes and supporting facilities. The agreed matters have been structured to help inform the Inspector through Stage 1 of the hearing sessions, but also Stage 2 if he considers the Plan can commence to this stage.
- 1.3 VoWHDC proposes the site for allocation for strategic 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 east of Sutton Courtenay, east of High Street, northeast of Frilsham Street and north of Hobbyhorse Lane. The site measures 7.32 hectares (18.09 acres). The site is located in open countryside, adjacent to the village confines of Sutton Courtenay. The site consists of one field that is currently used for agricultural purposes, which is accessed off Hobbyhorse Lane or public footpaths. The Site has residential development to the west; a sports pavilion and recreation ground are to the north of the Site; agricultural fields to the east of the Site; Hobbyhorse Lane is situated to the south of the Site, with agricultural fields located beyond to the south. Allotment gardens and a village hall are located to the west of the southernmost portion of the Site. The Site has existing landscape features including mature hedgerows and trees located along the field boundaries on the west, north and eastern edges. A ditch with dense vegetation is located to the southern part of the Site, south of Hobbyhorse Lane.
- 2.2 There are no statutory landscape or wildlife designations on the Site. The Site is designated as being within Flood Zone 1 on the Environment Agency's flood risk maps, as such is not located in a flood risk area. There are no Listed Buildings on the Site; however, there are a number of Grade II Listed Buildings within the nearby Conservation Area.
- 2.3 Redrow Homes South Midlands have secured an option agreement with the landowner.
- 2.4 Redrow Homes South Midlands are progressing proposed residential development of the site. The proposal is an outline planning application for up to 200 dwellings, including vehicular access, pedestrian and cycle links, public open space, car parking, landscaping, drainage and associated works. At the time of preparing this statement, the outline planning application is being prepared ready for submission to the Council.

- 2.5 Meetings have been held between the Council, Redrow Homes South Midlands and consultants throughout 2015.

3 Strategic Matters on which the parties agree

- 3.1 The parties agree that the full objectively assessed housing need for the district is 20,560 and that this is based on sound, robust evidence.
- 3.2 The parties agree that there are strong economic prospects of the area and the need for timely provision of housing to support forecast economic and employment growth.
- 3.3 The parties agree that there is a positive housing market outlook in the area.
- 3.4 The parties agree that there is a need for sites to be deliverable in short term as well as long term to meet identified needs in a timely manner and to sustain a five year housing land supply.
- 3.5 The parties agree with the need to progress the local plan now so sites in the district can come forward whilst Oxfordshire authorities resolve together how best to strategically address Oxford city needs, as set out in Core Policy 2 of the Local Plan 2031 Part 1.
- 3.6 There are no objections to strategic policies or the supporting documentation to the Plan.

4 Site Specific Matters on which the parties agree

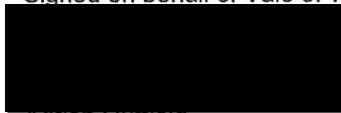
- 4.1 Further agreement on these details matters will be provided for Stage 2 of the Hearing Sessions.

5 Conclusion

- 5.1 Redrow Homes South Midlands supports the allocation of land East of Sutton Courtney within Core Policy 15 and the parties agree that site is suitable, available and deliverable for sustainable housing development.
- 5.2 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 Dunfield
Head of Planning

10 September 2015

Date

Signed on behalf of Redrow Homes South Midlands



20 August 2015

Date