

Vale of White Horse Local Plan 2031 Part 2

Examination

26 January 2016

Statement of Common Ground between:

- **Vale of White Horse District Council**
- **Catesby Estates Ltd**
- **Green & Co**

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Vale of White Horse District Council (VoWHDC), Catesby Estates Ltd and Green & Co, 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 2.
- 1.2 This SoCG relates to the allocation of the North West Abingdon-on-Thames site for the development of around 200 homes and supporting facilities. The agreed matters have been structured to help inform the Inspector through Stage 2 of the hearing sessions.
- 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 has an area of approximately 8.13 hectares (ha) and is located to the south west of Abingdon, Oxfordshire. Wootton Road, which runs north to south through the site, separating it into 2 parcels of land.
- 2.2 Land west of Wootton Road is represented by Green & Co on behalf of the landowner, and land east of Wootton Road is represented by Catesby Estates Ltd on behalf of the landowner.
- 2.3 Both parties have met regularly and have been working together to prepare a joint draft Masterplan (as attached), which has evolved through discussions with the Council and have been submitted in support of this Examination.
- 2.4 The site currently comprises vacant agricultural land. It is bound to the north and west by the A34, to the south by Copenhagen Drive and Dunmore Road, and to the east by public open space and Abingdon Hockey Club.
- 2.5 The surrounding context includes residential dwellings located south of the site. These are two storey terraced and semi-detached dwellings and comprise a mix of tan and red brick. Beyond the A34 are open fields and an allotment.
- 2.7 The site is currently designated within the Green Belt and Green Corridor (Ock Valley, Stert Valley and Abingdon Riverside), albeit, the Local Plan proposes to remove the site from the Green Belt.
- 2.7 The majority of the site is within Flood Zone 1, an area to the north and along the eastern boundary of land east of Wootton Road is within Flood Zones 2 and 3.
- 2.7 In addition, noise source is identified from the A34. Noise Assessments have been prepared, which show how mitigation can be provided so that internal noise levels can meet relevant criteria.

3. Site Specific Matters on which the parties agree

- 3.1 Abingdon-on-Thames is the largest settlement within the Abingdon-on-Thames and Oxford Fringe sub-area and has strong linkages with Oxford City, making this a sustainable location for development.
- 3.2 The site is one of the most sustainable locations in the district, the site has good access to local shops, a community centre, open space, a primary school, a secondary school, the town centre and GP.
- 3.3. The redevelopment of the site is a natural extension to the existing residential areas owing to it being bound to the north by the A34. There is a commitment by the landowners and their agents to make this site available for redevelopment in the short term. This commitment has been shown through regular meetings between all parties involved to prepare a joint Masterplan, showing the potential for redevelopment of the site.
- 3.5 We have made submissions to the emerging Local Plan on behalf of landowners which confirm that the site is available for development within the plan period.
- 3.6 There are no known technical issues that prevent this site from being delivered for development.
- 3.7 For the subject site, part of the site is in Flood Zones 2 - along the north eastern boundary where it abuts the existing watercourse. Catesby Estates Ltd have questioned the accuracy of the Flood Zone mapping provided by Environment Agency (EA). Site surveys have shown that all of the land sits within Flood Zone 1 and the EA have formally confirmed this view, meaning the entire site is viable for residential development from a flood risk perspective. Attached is an email and plan from the EA which confirms the site is now in Flood Zone 1.
- 3.8 Subject to the necessary planning permissions being granted, development will be deliverable within the early part of the plan period.
- 3.9 In summary, the site is sustainable, suitable, available and deliverable for residential development.

4. Conclusion

- 4.1 Catesby Estates Ltd and Green & Co and, on behalf of their respective landowners supports the allocation of land North West of Abingdon-on-Thames within Core Policy 4 and Core Policy 8, and the parties agree that 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

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

In Behalf of [Redacted Signature]

[Redacted Signature]

Attached: Masterplan
EA email and plan