

Vale of White Horse Local Plan 2031 Part 2 Examination

Statement of Common Ground

between

Vale of White Horse District Council

and

**McLoughlin Planning on behalf of Welbeck Strategic Land
regarding North Shrivenham Allocation**

January 2016

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Vale of White Horse District Council ("the Council") and Welbeck Strategic Land (WSL) (represented by McLoughlin Planning) hereafter referred to as "the parties". This SoCG documents those 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.
- 1.2 This SoCG particularly relates to the allocation of North Shrivenham within Core Policies 4 and 20 for the development of 500 homes, siting of a primary school and supporting facilities.
- 1.3 The Council proposes this 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.
- 1.4 The SoCG is provided without prejudice to other matters of detail that WSL may wish to raise during the hearings. Insofar as WSL has outstanding concerns relating to other aspects of the policy for this site allocation or other parts of the local plan, these matters are set out in their representations to the Local Plan.

2. Background

- 2.1 WSL have promotion agreements for the North Shrivenham allocation. This has been procured in two stages, the first for the southern half of the allocation, and the second for the northern half. As the land is controlled by two separate options, WSL are contractually bound to the land owners of each part of the allocation independently.
- 2.2 WSL have appointed a full technical team to deliver two outline planning applications for the whole allocation. The team consists of McLoughlin Planning, EDP and PBA. WSL consider these organisations contain suitably qualified individuals to cover the full aspect of technical matters required to gain outline planning consent.
- 2.3 An outline application (P13/V1810/O) for the southern half of the allocated site was submitted in August 2013. This was approved at the Council's planning committee in March 2015 and granted, subject to the signing of a section 106 agreement. The description of development for this part is *"Outline planning application for up to 240 dwellings and a site for a primary school along with associated public open space and highways works"*
- 2.4 An outline planning application (P15/V2541/O) for the northern half of the site was submitted in November 2015 and is currently under consideration. This is seeking consent for up to 260 dwellings. The cumulative housing total of the outline applications is in accordance with the Local Plan
- 2.5 Meetings and discussions have been on-going since August 2013 as the allocation has developed which have seen the development and masterplan evolve positively.

3. Local Plan Examination Matters on which the parties agree

- 3.1 The parties agree on the strong economic prospects of the area and the need for timely provision of housing to support forecast economic and employment growth.

- 3.2 The parties agree there is a positive housing market outlook in the area. There is demand for housing within Shrivenham, which this allocation will contribute towards meeting. This allocation will deliver a mix of dwellings for both the open market and affordable sectors however this will be determined through the outline planning process and subsequent reserved matters.
- 3.3 The parties agree that there is a significant need for sites that are deliverable in the short term as well as long term to meet identified needs over the plan period in a timely manner and to sustain a five year housing land supply. Whilst this allocation will assist the Plan in meeting its OAN, it will also assist the Council in meeting the NPPF requirement in demonstrating a five year housing land supply.
- 3.4 The parties agree on the Council's approach to progressing the Local Plan 2031 Part 1 now so sites in the Vale can come forward whilst Oxfordshire authorities continue to work together to agree how to address Oxford City's housing needs, as per CP2.
- 3.5 The parties broadly agree on the spatial strategy put forward by the Plan in terms of the role that Shrivenham performs as a location for new development.
- 3.6 The parties agree the Sustainability Appraisal (SA) has fully considered and addressed the housing options throughout the whole of the District.
- 3.7 The parties agree that from the site specific section of the SA, the allocation will provide positive effects to meeting a number of the SA objectives. When dealing with the negative effects, these can be overcome by mitigation measures, including master planning. .
- 3.8 Comments on strategic policies have been made under separate representations.

Site Policy Requirements

- 3.9 The parties agree the site is a suitable and sustainable location for strategic housing growth.
- 3.10 The parties agree the siting of a primary school on the site addresses the expected education shortage arising from this development.
- 3.11 A drainage and wastewater solution has been found in regards to Phase 1, whereby the development will provide a new rising main direct to the treatment works. This means that the existing sewerage issue in the village is not exacerbated.
- 3.12 The parties are currently negotiating the appropriate highways mitigation required for this site as part of the planning application process.
- 3.13 The parties agree that all matters within Appendix A of the Plan (regarding the site specifics), have been discussed at mutual meetings and are either addressed or can be mitigated.

Site Delivery

- 3.14 The parties agree the North Shrivenham allocation can be delivered within the Plan period. Following the signing of a S106 agreement, the site will be sold to a developer, who will be responsible for the submission of reserve matters for Phase 1. It is anticipated that RMs for both Phase 1 and 2 will be submitted by the end of 2016. The delivery of this site, supports the Council's housing trajectory.

3.15 The allocated site can and will deliver infrastructure requirements as identified within the Local Plan, Appendix A.

3.16 The parties agree the site is deliverable. The southern half of the site has a resolution to grant, with the Section 106 agreement currently being finalised.

4. Promoter commitment

4.1 WSL intend to deliver this site as soon as possible. Both parties are working positively together to ensure this site can be delivered as soon as possible.

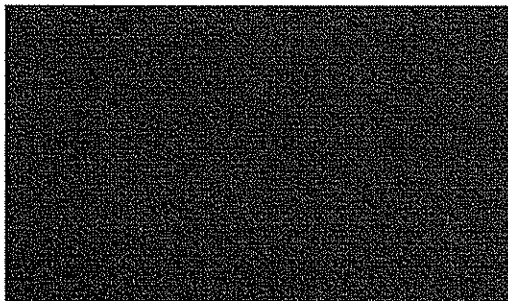
5. Conclusion

5.1 WSL support the allocation of land North Shrivenham within Core Policy 4 and the parties agree the 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, this will be alongside the progress of the Local Plan 2031 Part 1, and will continue to work cooperatively on all matters to ensure that the planning process does not delay the delivery of this site.

6. Signatures

Signed on behalf of Vale of White Horse District Council

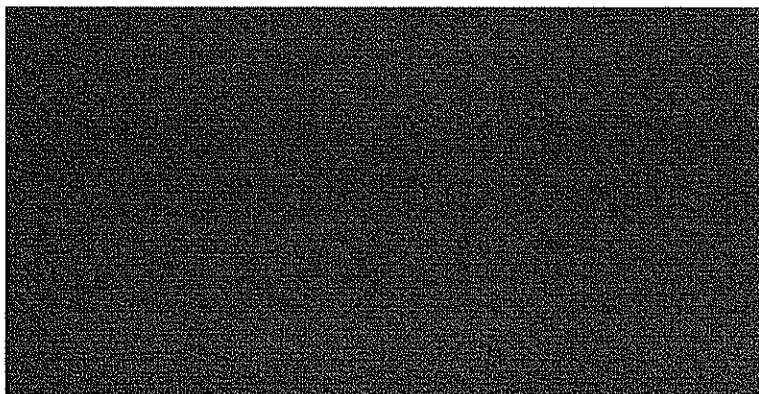


27 January 2016

Date

Planning Policy Manager

Signed on behalf of McLoughlin Planning



27 January 2016

Director

