

Dijksman Planning
35 Berkeley Road, Newbury, RG14 5JE

Planning Policy

Vale of White Horse DC

Benson Lane

Crowmarsh

Wallingford

Oxon

OX10 8ED

Telephone

email

Our Ref

Your Ref

Date

Land south of East Hanney

19th December 2014

Dear Sir/Madam,

Re: Representations by Linden Homes (Thames Valley) to the Vale of White Horse Local Plan Part 1 – Submission Draft

Submitted in support of Allocation Site 6 – East Hanney

Linden Homes (Thames Valley) (“Linden”) has an interest in the land allocated for residential development to the south of the village of Eat Hanney and welcomes the opportunity to make representations on the final submission draft of the Vale of White Horse Local Plan Part 1, which represents the strategic direction and policies for the district to 2031.

Linden has a successful and recent local track record in the delivery of sustainable developments within this district and within this particular village and is therefore well placed to make informed judgements regarding the Soundness of the current Plan in relation to the location and delivery of much needed new homes in this particular location.

A Sound Allocation under Core Policy 4: Meeting Our Housing Needs

Linden wishes to state its unreserved support for this allocation under Core Policy 4 within the Abingdon-on-Thames and Oxford Fringe Sub-Area. This entire 8.2 hectare site is within Lindens control and it can be confirmed that this is a deliverable and available site which can be brought forward early in the plan period. Linden believe this to be a sound allocation which will make a positive and sustainable contribution to housing delivery.

National Planning Policy Framework

Considered under the terms of NPPF paragraph 182: This allocation is the result of a **Positive** plan which has sought to secure this deliverable sustainable development in this location. The number of dwellings is wholly **Justified** by the demonstrable need set out within the Oxfordshire SHMA and the sustainable nature of this location. This allocation will be **Effective** as it is controlled by Linden and it will be brought

Dijksman Planning (UK) LLP is a limited liability partnership number OC337894
 Registered in England and Wales.

forward as soon as practicably possible to deliver much needed open market and affordable houses. The proposal is **Consistent with National Policy** in comprising a sustainable development within an area with good links to nearby employment and facilities in a large village with a local primary school. The long term sustainability of this location is emphasised by its close proximity to the safeguarded area for the reopening of Grove Railway Station (Core Policy 19).

Development Template

The development template for this site, included within the Local Plan appendices, sets out a clear list of key planning objectives. Above all it seeks the delivery of a high quality and sustainable extension to East Hanney which is integrated with good access to the existing facilities in the village. This is something that will be delivered through the development of this site. Flood risk, drainage and highway matters are important technical issues that are capable of resolution (Core Policy 43). Landscaping to the new village edge is identified as a vital consideration, along with the protection of the Letcombe Brook wildlife corridor and the Cowslip Meadows local wildlife site adjacent to the site (Core Policy 46). It is evident that this site can be developed whilst safeguarding the local landscape and retaining the rural character of the environment of this new edge to the village. The site is not within the greenbelt, or within the Area of Outstanding Natural Beauty, it has no impact upon the Conservation Area of this village or its setting.

Integration and connectivity (Core Policy 35)

The allocation is very well positioned in terms of pedestrian and cycle way accessibility to key local facilities of the Memorial Hall and local Primary School, this can be achieved through the implementation of a footpath and cycleway link through the site. It is anticipated that some off-site highway works may be required to facilitate the implementation of this non-vehicular connectivity.

Supporting infrastructure and services (Core policy 7)

The development of this allocation will inevitably place increased demands upon existing village facilities and services and Linden fully accepted that contributions will be required towards the provision of capacity within local infrastructure and services to accommodate the new residents of the village.

Conclusions

Linden fully supports the allocation of the site, which is well located, deliverable and sustainable and capable of being brought forward early in the plan period. There are no physical constraints upon its development, its vehicular accessibility is good and pedestrian/cycleway connectivity to the village can be achieved through land within Lindens control. Matters regarding drainage and flood risk do not impose an impediment to the development of the site and there may be opportunities to work towards the alleviation of those flooding issues which have in the past affected some existing dwellings within the village. The allocation of the site reflects the careful consideration given to it by the Council and the detailed development template sets out the key objectives which Linden believes can be achieved through close engagement both with the local community and Council Officers. Linden therefore wish to voice its support for this allocation and to inform the Inspector that this is a viable, deliverable and sustainable proposal.

Ken Dijkman MRTPI