

Vale of White Horse Local Plan 2031 Part 2

Statement of Common Ground

Between

Vale of White Horse District Council;

Thames Water;

and

Gladman

July 2018

1.0 Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Vale of White Horse District Council (“VoWH”), Thames Water Utilities Ltd (“Thames Water”) and Gladman hereafter referred to as “the parties”. This SoCG is in response to the Inspector’s query relating to the extended area of land safeguarded for a possible reservoir set out in Core Policy 14a: Upper Thames Strategic Storage Reservoir of the Local Plan 2031 Part 2: Additional Sites and Detailed Policies (Part 2 plan).
- 1.2 The aim of this SoCG is to provide further clarity relating to the extension of the area of land safeguarded, in response to particular concerns raised by Gladman in their Matter 4 Statement and to further assist the Inspector at the Examination Hearing Sessions.

2.0 Background

- 2.1 Core Policy 14 of the adopted Local Plan 2031 Part 1: Strategic Sites and Policies (Part 1 plan) safeguarded an area of land for a potential reservoir between the villages of Drayton, East Hanney and Steventon at the request of Thames Water¹. The extent of the area of safeguarded land is set out in Appendix F of the adopted Part 1 plan.²
- 2.2 The Inspector concluded in his Report that there was ‘insufficient evidence to determine an extended safeguarded area’, previously proposed by Thames

¹ ALP01 Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies

² ALP02 Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies-Appendices; Appendix F1

Water at the Examination of the Part 1 plan. The Inspector did recommend a modification to the plan for the revisions to the safeguarded area to be considered as part of the preparation of the Part 2 plan.³

- 2.3 The council has sought to extend the safeguarded area through Core Policy 14a of the Local Plan 2031 Part 2: Additional Sites and Detailed Policies, in light of updated evidence produced by Thames Water as part of the preparation of their draft Water Resources Management Plan 2019.⁴
- 2.4 This SoCG is structured around the following matters raised by Gladman relating to the area of safeguarded land for a possible reservoir at the villages of Drayton, East Hanney and Steventon through Core Policy 14a of the Part 2 plan.

Exclusion of planning permission Land at Hanney Road, Steventon

- 2.5 At the Preferred Options consultation (Regulation 18) for the Part 2 plan, the council received an objection from Gladman to Core Policy 14a as the area of land safeguarded, set out in Appendix C⁵, included land which had recently received full planning permission for the erection of 65 residential dwellings (P14/V1952/FUL).
- 2.6 The council acknowledged the point raised by Gladman and updated the area of safeguarded land in consultation with Thames Water, to exclude this planning permission. This amendment was shown in the draft Adopted Policies Map and Appendix D of the Publication Version of the Part 2 plan.⁶ This was also documented in the Consultation Statement to support the Publication Version of the Part 2 plan⁷ and Section 5 of the Regulation 22 Statement to support the Submission Version of the Part 2 plan.⁸
- 2.7 All parties agree that the updated plan as set out in Appendix D of the Part 2 plan provides clarity that the area of land safeguarded for a potential reservoir has excluded this planning permission.

³ **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1

⁴ Thames Water (2018) Draft Water Resources Management Plan 2019, available at: <https://corporate.thameswater.co.uk/About-us/Our-strategies-and-plans/Water-resources/Our-draft-Water-Resources-Management-Plan-2019>

⁵ **LPP06** Vale of White Horse Local Plan 2031 Part 2: Additional Sites and Detailed Policies- Appendices (Preferred Options); Appendix C

⁶ **CSD01.1** Vale of White Horse Local Plan 2031 Part 2: Additional Sites and Detailed Policies- Appendices (Publication Version); Appendix D

⁷ **LPP01** Consultation Statement, including Appendices 1 and 2 (Preferred Options) (in particular Section 4, paragraph 4.59, page 29); **LPP01.1** Consultation Statement, Appendix 3 (Preferred Options), page 40

⁸ **CSD02** Regulation 22 Consultation Statement, including Appendices 1 and 2 (in particular Section 5, paragraph 5.205, page 51)

- 2.8 The Plan at Appendix 1 shows an overlay of the red line plan for the site benefitting from planning permission, with the revised boundary within the Council's Local Plan Part 2, to assist the Inspector.

Alternative site promoted at Land at Abingdon Road, Steventon

- 2.9 Gladman has promoted an alternative site, Land at Abingdon Road, Steventon through the plan-making process. The council received an objection from Gladman at the Publication Version (Regulation 19) to Core Policy 14a on the grounds that the extended area of safeguarded land overlaps with a part of the open space included within land promoted by Gladman for residential development.
- 2.10 All parties agree that the consideration of the alternative site at Steventon will be a matter for the Inspector to consider at the Hearing Sessions for the Examination of the Part 2 plan, relating to Matter 4: Abingdon-on-Thames and Oxford Fringe Sub-Area.
- 2.11 However, the parties disagree on the principle of the inclusion of part of the site within the extended area of safeguarding. Gladman do not consider that sufficient justification has been provided within the evidence base to justify the extended area of safeguarded land. The Council and Thames Water consider that the evidence base sufficiently justifies the extended safeguarded area.
- 2.12 The Plan at Appendix 1 also includes the red line boundary of Gladman's alternative site at Abingdon Road, Steventon.

Detailed design matters

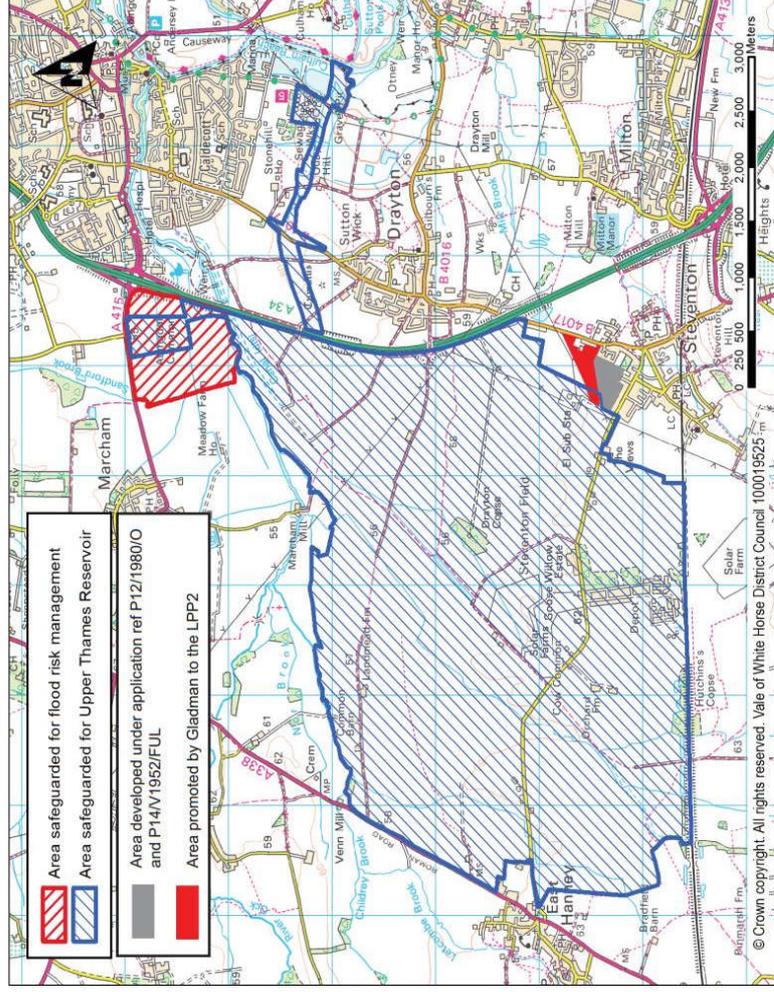
- 2.13 Gladman has raised specific concerns to Core Policy 14a as the extended area of land safeguarded for a potential reservoir includes land which has an electricity substation and an existing Intermediate Gas Main across part of the site.
- 2.14 Vale of White Horse District Council and Thames Water consider that this is a detailed matter, which is separate from the plan-making process. Core Policy 14a merely provides an indicative area of land to be safeguarded to ensure the future delivery of a possible reservoir at this location is not prejudiced. Vale of White Horse District Council and Thames Water also consider that this is a separate matter for Thames Water to consider as part of the detailed design and masterplanning of the proposal. At present, the scheme is indicative and if taken forward, this would be a consideration for their adopted Water Resources Management Plan. It is acknowledged that services can be diverted if necessary to accommodate such a significant infrastructure project. Gladman do not agree with this approach as reflected in their representation and subsequently their Matter Statement. This is an outstanding matter to be discussed at the Hearing Sessions.

- 2.15 All parties agree that should the proposal for a possible reservoir come forward in the future, this will be decided in accordance with the criteria set out in Core Policy 14 of the adopted Part 1 plan, relevant policies of the Local Plan 2031 and national policy as a whole.

Conclusion

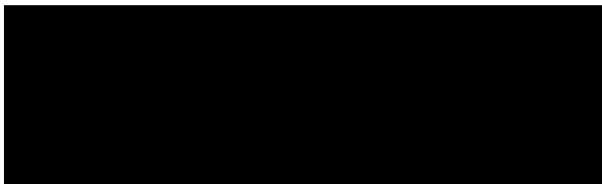
- 2.16 The parties agree that this statement addresses some of the concerns raised by Gladman through their Matter 4 Statement relating to Core Policy 14a and the extension to the area of land safeguarded for a possible reservoir between the villages of Drayton, East Hanney and Steventon. The remaining differences will be set out at the relevant Hearing Session for Matter 4.

Appendix D: Land Safeguarded for Upper Thames Reservoir (Gladman Version)



Signatures

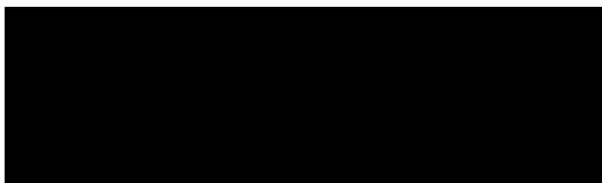
Signed on behalf of Vale of White Horse District Council



Holly Jones
Planning Policy Manager

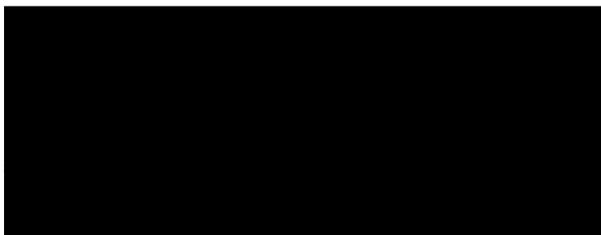
23 July 2018

Signed on behalf of Thames Water



Name	David Wilson	23 July 2018
Job Title	Associate Director, Savills (Thames Water's Planning Consultant)	

Signed on behalf of Gladman



Name	Liam Ryder	23 July 2018
Job Title	Planning Manager, Gladman Developments Ltd.	