

Vale of White Horse Local Plan 2031 Part 2

Statement of Common Ground

Between

Vale of White Horse District Council

and

Historic England

February 2018

1. Introduction

- 1.1. This Statement of Common Ground (SoCG) has been prepared by Vale of White Horse District Council ("VoWH") and Historic England hereafter referred to as "the parties". This SoCG documents those matters both agreed and not agreed with regard to the Vale of White Horse Local Plan 2031: Part 2 and supporting documents to assist the Inspector during the Examination of the Local Plan.
- 1.2. This Statement of Common Ground is principally intended to address the representations made by Historic England through the Regulation 19 publicity period for Local Plan 2031: Part 2.
- 1.3. This statement is provided without prejudice to other matters of detail that parties may wish to raise during the examination.

2. Background

- 2.1. VoWH has made every effort throughout the preparation of the Local Plan 2031 Part 2 to ensure the Plan provides a robust, strategic framework for the effective delivery of sustainable development. Throughout this process the Council has continuously engaged with Historic England including joint working on policy development, additional allocations and specific evidence base studies and ensuring the Plan implements national policy appropriately.

3. Matters relating to Local Plan 2031 Part 2 on which the parties agree

Duty to Cooperate

- 3.1. VoWH has continuously engaged with Historic England through the evolution of the Local Plan 2031: Part 2. More information and details of this engagement can be found in Topic Paper 1: Duty to Cooperate.
- 3.2. The parties agree that VoWH has discharged its duty to cooperate for Local Plan 2031 Part 2.

Evidence Base supporting Local Plan 2031 Part 2

- 3.3. Historic England has raised a concern that the evidence base relating to the historic environment for the Local Plan 2031 Part 2 is inadequate, including the lack of new Conservation Area/Character Appraisals currently being undertaken for the district, and thus contrary to the specific requirements of the National Planning Policy Framework.
- 3.4. The parties have discussed this matter further since the Regulation 19 publicity period. VoWH and South Oxfordshire District Council continue to work on a programme of new and updated Conservation Area Appraisals for various settlements across the district. At least one conservation area appraisal is being undertaken per year by the shared conservation officers within the joint planning service.
- 3.5. The preparation of the pilot Milton Conservation Area Appraisal, which was adopted in December 2016, has provided the Council with a model template which is now being used to assist Town/Parish Councils and Neighbourhood Plan Steering Groups as well as any other interested groups to prepare their own Conservation Area Appraisals or Character Appraisals.
- 3.6. This proactive approach will help to speed up the programme of preparing new or updated appraisals for the district, in accordance with Core Policy 39: The Historic Environment.
- 3.7. The parties agree that VoWH is taking positive steps towards updating Conservation Area/Character Appraisals. In addition, the Oxfordshire Historic Landscape Character Assessment has now been completed. The parties agree to work together to identify opportunities to further enhance the evidence base in the future.
- 3.8. Historic England has therefore agreed not to pursue this matter as an issue of soundness relating to Local Plan 2031 Part 2.

Core Policy 8b: Dalton Barracks Comprehensive Development Framework

- 3.8. Historic England has noted in its representations that the historic centre of Shippon remains relatively intact and still survives as a historic village with a rural approach from the west. Historic England note their preference would be to avoid development on the southern part of the proposed additional site allocation at Dalton Barracks and to retain this rural approach to the village. As a result, Historic England proposed an amendment to Core Policy 8b (criterion iv) to reflect this.
- 3.9. The parties have discussed this matter further since the Regulation 19 publicity period. The parties consider that the modification proposed by Historic England can most appropriately be addressed through the comprehensive development framework that will be published as a Supplementary Planning Document (SPD). The SPD will set out a range of development principles to inform a future planning application for this site, and will provide an opportunity for historic constraints and opportunities to be addressed comprehensively.
- 3.10. The parties agree that an additional modification within the supporting text of Core Policy 8b would add clarity on the presence and sensitivity of the historic centre of Shippon. This additional modification is set out in **Appendix 1** of this statement. Historic England no longer consider this matter to be an issue of soundness relating to Local Plan 2031 Part 2.

Additional Modifications

- 3.11. Historic England has requested a small number of additional modifications to Local Plan 2031 Part 2. These are set out in **Appendix 1** of this statement. The parties agree that these modifications are principally intended to add clarity on matters relating to the historic environment for specific sections of the plan.

4. Matters relating to Local Plan 2031 Part 2 on which the parties disagree

Core Policy 15b: Harwell Campus Comprehensive Development Framework

- 4.1. Historic England request modifications to Core Policy 15b to place a firm requirement for development proposals at Harwell Campus to “conform” with the comprehensive development framework (SPD), rather than to “be guided by” it. As an alternative to this modification, Historic England would seek a firm requirement to be set within Core Policy 15b to take the historic buildings and historic environment assessment into account, to provide protection for historic buildings and the historic environment as required by the National Planning Policy Framework (NPPF).

- 4.2. In relation to the alternative modification proposed by Historic England, VoWH consider the requirements of the adopted Core Policy 39: The Historic Environment and emerging Core Policy 15b sufficiently addresses this point. Core Policy 15b requires development to come forward in accordance with the Site Development Template set out in Appendix A of Local Plan 2031 Part 2.
- 4.3. Appendix A includes general requirements relating to the historic environment, such as “development should respect listed buildings, conservation areas, scheduled monuments, registered parks and gardens and their setting and look for opportunities to enhance or better reveal their significance”, and “heritage assets should be conserved and enhanced, where appropriate”.
- 4.4. The general requirements also state that “Environmental Impact Assessments, Heritage Statements, Impact Assessments and Conservation Area Appraisals should be undertaken to establish the local character and distinctiveness, and the significance of heritage assets and their settings”.
- 4.5. While VoWH does not agree to the modification as proposed by Historic England for Core Policy 15b, the parties welcome further discussion on this matter.

Development Policy 30: Watercourses

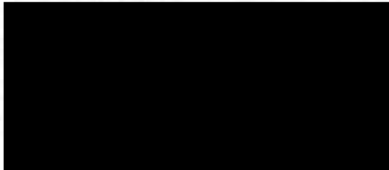
- 4.6. VoWH welcome the general support from Historic England for Development Policy 30. **Appendix 1** of this statement includes an additional modification to the supporting text of this policy. This recognises the representation made by Historic England who seek greater recognition of historic assets along watercourses within the district.

5. Conclusion

- 5.1. VoWH has consulted Historic England on the submission plan and welcome Historic England's support for the majority of the policies contained within Local Plan 2031 Part 2. This statement addresses some of the concerns raised by Historic England through the Regulation 19 publicity period.
- 5.2. The parties recognise that there are a small number of outstanding matters relating to Core Policy 15b and Development Policy. The parties will continue to work together to progress these matters.

Signatures

Signed on behalf of Vale of White Horse District Council



Adrian Duffield
Head of Planning

23/02/2018

Signed on behalf of Historic England



Martin Small
Principal Adviser, Historic Environment Planning

Date 23.02.18

Appendix 1: Additional Modifications which add clarity to various sections of Local Plan 2031 Part 2

Insert new paragraph after 2.62 as follows:

“THE HISTORIC CENTRE OF SHIPPON LIES TO THE SOUTH OF DALTON BARRACKS. IT REMAINS RELATIVELY INTACT AND STILL SURVIVES AS A HISTORIC VILLAGE WITH A RURAL APPROACH FROM THE WEST ALONG BARROW ROAD. DEVELOPMENT ON THE SOUTHERN PART OF THE SITE SHOULD RESPECT THE HISTORIC CHARACTER OF SHIPPON AND ITS RURAL APPROACH.”

Amend paragraph 3.243 as follows:

“All development proposals adjacent to watercourses should aim to avoid damaging impacts on the watercourse, **ITS BIODIVERSITY OR ITS HISTORICAL SIGNIFICANCE** and provide mitigation for any unavoidable impacts. All development proposals that incorporate watercourses should ensure that the watercourse is protected from the development and aim to provide enhancements to the watercourse that benefit biodiversity and other ecosystem services.”

Appendix A: Site Development Templates - North of East Hanney Template (p.26)

Amend the bullet point under the section Landscape considerations as follows:

“● Development should ~~seek to~~ conserve and where possible enhance the adjacent conservation area through appropriate design and careful landscaping”