

**Vale of White Horse Local Plan 2031 Part 2**

**Statement of Common Ground**

**Between**

**Vale of White Horse District Council**

**and**

**Linden Homes**

**in relation to the North-East of East Hanney site allocation**

**February 2018**

**1. Introduction**

- 1.1. This Statement of Common Ground (SoCG) has been prepared by Vale of White Horse District Council (“the Council”) and Linden Homes hereafter referred to as “the parties”. This SoCG documents those matters agreed regarding the Vale of White Horse Local Plan 2031 Part 2 (Part 2 plan) and supporting documents to assist the Inspector during the Examination of the Local Plan.
- 1.2. This SOCG particularly relates to the allocation of land North-East of East Hanney within Core Policy 8a for the development of around 50 dwellings. The agreed matters have been structured to help inform the Inspector through the examination.
- 1.3. The Council proposes the site for allocation for housing development in the Part 2 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 is located to the north-east of East Hanney. The site measures 2.39 hectares. The site consists of agricultural and industrial land and is bordered by new residential development to the west and to the south.
- 2.2. There are no statutory landscape or wildlife designations on this site. A small watercourse runs along the boundary of this site. The site is designated as being within Flood Zone 1 on the Environment Agency’s flood risk maps, and as such is not located in an area of flood risk. The site drains to the Wantage waste water treatment works, which is currently above capacity and unlikely to cope with increased demand; reinforcement to the sewer network would be required.

- 2.3. The Site is proposed for allocation in the Part 2 plan for around 50 units, subject to masterplanning. The Site is expected to deliver a high-quality, sustainable extension to the north-east of East Hanney village, which is in keeping with the rural setting and character of the area. The Site is expected to provide contributions towards public transport and other appropriate infrastructure requirements, including education.
- 2.4. Meetings have been held between the parties throughout 2017. The parties are committed to partnership working, including regular meetings, to ensure the optimum outcome for the Site that delivers residential development in a sustainable location.

### **3. Agreed Matters**

#### Strategic Matters on which the parties agree

- 3.1. The parties agree that the Council is meeting their own need as well as their apportionment of Oxford's unmet need, which is to be met in the Abingdon-on-Thames and Oxford Fringe Sub-Area.
- 3.2. The parties agree that there is a clear and pressing need for deliverable sites in the short and long term to meet identified housing needs in a timely manner and to sustain a five year housing land supply. The parties agree this site can contribute to the Council's supply of housing both in the short term.
- 3.3. The Site is in accordance with the Spatial Strategy of the Local Plan. Both parties agree with the site selection process as set out in the Site Selection Topic Paper as being robust and soundly based, which is supported by the Council's evidence base.
- 3.4. The parties agree the Council's evidence base studies, that have informed the site selection process, have demonstrated that this site is sustainable.
- 3.5. The parties also agree that the Council is adequately planning for infrastructure for this site, and that appropriate infrastructure will be delivered, as set out in the Infrastructure Delivery Plan to support the Submission Version of the Part 2 plan.

#### Site Specific Matters on which the parties agree

- 3.6. The Site is sustainable, suitable, available and deliverable. The Site is not subject to any insurmountable environmental, legal, ownership or technical constraints that would otherwise impede development in the short term.

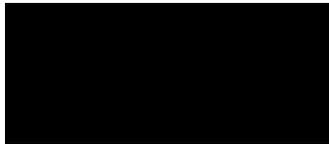
- 3.7. The parties agree that this Site can be delivered in full accordance with the policies contained in the adopted Local Plan 2031 Part 1 and the emerging policies of the Part 2 plan.
- 3.8. The parties agree with the site-specific requirements and key objectives of the Site Development Templates within Appendix A of the Publication Version of the Part 2 plan. The requirements set out in the Site Development Template address the key issues raised from consultation with stakeholders and the public, and include:
- maximising connectivity through adjacent sites and with the existing core of the village to the west
  - contributions towards infrastructure improvements along the A338 and further enhancement of bus services in the area
  - contributions towards existing community services and facilities in the area, including health care and education provision
  - provide wildlife buffers along all watercourses of at least 10 metres and enhance existing habitats for protected species including water voles if required, and
  - consider methods to enhance the biodiversity value of the site for both the natural environment and future occupants of the new development.
- 3.9. The parties agree the allocation appropriately reflects the settlement hierarchy with East Hanney, being a sustainable location for additional residential development, with good accessibility and proximity to existing community services and facilities and providing excellent access to public transport links. Both parties agree that this Site is in accordance with the Spatial Strategy of the Local Plan.
- 3.10. The submission of a planning application by Linden Homes for this site will be supported by technical information, including a transport statement, ecological appraisal, archaeological assessment, landscaping scheme, Flood Risk Assessment and drainage strategy.
- 3.11. It is envisaged that Linden Homes are likely to submit a planning application towards the end of 2018, with first completion of the development expected towards the beginning of 2020.
- 3.12. In line with the timescales provided by Linden Homes, the parties agree that the Site is capable of delivery within the Plan period in broad accordance with the Council's stated housing trajectory. It is proposed that this site will deliver housing between the period 2020 to 2022.

#### **4. Conclusion**

- 4.1. Linden Homes support the allocation of land North-East of East Hanney within Core Policy 8a. The parties agree that the site is suitable, available and deliverable for sustainable housing development and will help to contribute towards the district's objectively assessed need.
- 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**

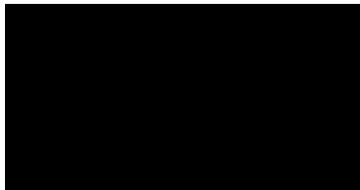
Signed on behalf of Vale of White Horse District Council



Adrian Duffield  
Head of Planning

23/02/2018

Signed on behalf Linden Homes



Tom Smailes  
Planning Manager

19/02/2018