

Vale of White Horse Local Plan EiP  
**Stage 2 Matter 10 Statement**  
**Wednesday 10 February**

**In respect of:**  
Land at North Shrivenham (Site 21)

**On behalf of:**  
Welbeck Strategic Land  
(737200)





## 1.0 Response to Question 10.1

- 1.1. McLoughlin Planning is instructed by Welbeck Strategic Land II LLP to make further written representations to the Vale of White Horse Local Plan Examination, in respect of its land and development interests at north Shrivenham, which is allocated for development in Core Policy 20 of the Local Plan.
- 1.2. This document sets out Welbeck's position in respect of Matter 10, Question 10.1 regarding whether the North of Shrivenham (Site 21) is soundly based and deliverable.
- 1.3. It is Welbeck's position that the allocation of Site 21 is soundly based and deliverable and demonstrating this, this response is structured as follows:
  - Background
  - Responses to Tests of Soundness
- 1.4. Each is addressed in turn below.

### Background

- 1.5. In understanding the soundness and deliverability of Site 21, it is important to understand the background of the site and the two outline planning applications. Welbeck acquired Site 21 in two parts, the first outlined in blue and the second outlined in red. They are in separate ownerships and Welbeck is contractually obliged to secure planning permission for housing development on both parcels of land:
  - P13/V1810/O (Up to 240 dwellings and a site for a primary school along with associated public open space and highways works).
  - P15/V2541/O (up to 260 dwellings and 400 sq.m. of A1 retail floorspace along with public open space and associated highways works).
- 1.6. The first application has a resolution to grant planning permission (March 2015) subject to the signing of a Section 106 agreement (currently underway). The second application has only just been submitted to the Council and it is anticipated that the application will be determined at some point in mid-2016.
- 1.7. Site 21's origins can be traced back to the first of the two applications. At the time of the submission of the first application, the site was not allocated for housing development and Welbeck proceeded with an application on the basis that the Council was unable to demonstrate a 5-year supply of housing land. This first





application was originally for up to 200 dwellings and associated open space. However, during the determination period of the application, it became apparent that school capacity was a key issue in Shrivenham and the Vale of as a whole

- 1.8. As a result, whilst the development does not generate the need for a new school, because of the opportunity the site presented, it became necessary to reconsider the application and to redesign it to accommodate land for a 2FE primary school, in conjunction with an additional release of land for housing development. Discussions also involved the Parish Council that indicated support for the proposed development, as the preferred location for development in the village.
- 1.9. Welbeck has been consistently engaged with the Council as part of the on-going determination of the two planning applications and preparation of the Local Plan.

### **Response to the tests of Soundness**

- 1.10. In accordance with paragraph 182 of the Framework, a sound local plan has to meet the following tests of being positively prepared, justified, effective and consistent with national policy. These are addressed in turn below.

#### ***Positively Prepared***

- 1.11. Welbeck agrees with the Council that the allocation is an important part of the Plan's strategy to meet the objectively assessed need for the District and that the allocation of Site 21 is consistent with achieving sustainable development.

#### ***Justified***

- 1.12. Welbeck adopts the position that allocation of Site 21 is the most appropriate strategy. In terms of the evidence base supporting the Site, Welbeck acknowledge the presence of the Sustainability Appraisal, which is on the whole positive. Its conclusions can be supplemented by the in-depth analysis which has been undertaken by Welbeck to support the applications for the site.

#### ***Housing Need***

- 1.13. The allocation is for up to 500 homes, based on a comprehensive Masterplanning exercise, which shows how various competing interests can be accommodated on the site.

#### ***Ecology***

- 1.14. Site 21 is not subject to any site-specific designations, but is adjacent to the Tuckmill Meadows SSSI. Welbeck has been in extensive discussions with the Council and Natural England to firstly establish what the likely impacts are and how these can be minimised through the determination of both applications. The resolution to grant





outline planning permission demonstrates that impacts have been satisfactorily addressed.

#### *Drainage*

- 1.15. The site is situated in Flood Zone 1 and is therefore, at no risk of flooding. Development of the site will incorporate sustainable drainage systems, which will filter and discharge surface water runoff into the surrounding stream network. The SUDS system designed for the site has been done so in extensive consultation with Natural England to ensure that there is a neutral impact on the SSSI.
- 1.16. The proposed SUDS system has been agreed with Natural England as part of the determination of the first application for 240 dwellings.
- 1.17. The above shows that the ecology issue highlighted in the SA has been effectively addressed through detailed site investigations which have been incorporated into the approved scheme and form a key feature of the current application.

#### *Heritage*

- 1.18. The site is not subject to any site-specific heritage designation and a programme of pre-determination investigations have been undertaken and the findings are accepted by the County Archaeologist. In terms of the site's proximity to the conservation area and views of the listed church, again, the site has been master planned to ensure that key views are retained.

#### *Utilities*

- 1.19. It is anticipated that the site can be served with appropriate utility infrastructure, subject to securing the necessary consents from providers. Site 21 is able to bypass any existing issue by proposing a new link to the sewage works to the east of the site. This has been agreed with Thames Water.

#### *Noise and Air Quality*

- 1.20. The proximity of the site to the A420, on its northern boundary, has been assessed and a noise report is included in the supporting material for the 2015 application. The findings have been taken into account and incorporated into a masterplan for the site.

#### *Transport*

- 1.21. Shrivenham is located on the A420 and is served by the 66 Stagecoach service, which runs frequently between Swindon and Oxford. As the bus service passes through the village, it gives future residents access to that service, thus presenting a realistic alternative to the need to travel by private car. In addition, there is considerable





employment locally at the defence academy and Shrivenham 100 Business Park. Both of these are within walking distance of the site.

- 1.22. In terms of highways infrastructure, the proposed development, in conjunction with a number of other developments around the village will have to provide contributions towards improvements to the A420. These are listed as follows:

<b>Name</b>	<b>No. of dwellings</b>	<b>Status</b>	<b>Application No.</b>
Townsend Road	31	Granted	P12/V00324/FUL
Land at Highworth Road	36	Granted	P12/V2582/FUL
Land off Highworth Road, Shrivenham	35	Resolution to Grant (S106)	P13/V2490/FUL
Land at Longcot Road, Shrivenham	59 or 45	Refused (59) – At Appeal and Refused (45)	P13/V1514/O (Appeal) P15/V2222/O (Refused)
Land to the East of Highworth Road	240	Resolution to Grant (S106) Local Plan Strategic Site	P13/V1810/0
Land off Colton Road (Replacement of P13/V0399/O)	68	Granted	P14/V2757/FUL
Land off Townsend Road	116	Refused	P15/V0663/O
3 Recreation Ground	11	Granted	P15/V0790/FUL
Land at Faringdon Road, Shrivenham	136	Under Consideration	P15/V1091/O

- 1.23. Currently negotiations are on-going with the County regarding the delivery mechanism for those contributions. In terms of delivery of the site, the first 240 dwellings can be delivered without the need for works to increase the capacity of the Townsend Lane/A420 junction.

- 1.24. The above has served to demonstrate that the allocation is justified in that there are no technical barriers to the site's development.

#### Effective

- 1.25. In terms of the delivery of the site, CD HOU9 Appendix 19 (SHLAA) comes to the conclusion that this is a deliverable site. In terms of the ability of the site to deliver within the plan period, it is Welbeck's position that 500 units are capable of being delivered before 2031. Whilst Welbeck is not a house builder, the site covered by the first application is due to be marketed in the new year. The marketing of the second





site would rapidly follow, once it is subject to a resolution to grant planning permission (subject to signing of a S106 agreement).

- 1.26. It is anticipated that reserve matters applications will be prepared and submitted towards the end of 2016 allowing for commencement of delivery at some point in 2017. Even if a conservative build out rate of 50 dwellings per year were assumed for the purposes of calculating delivery (which is well within a commercial house builder's ability), the site would be delivered no later than 2027.

#### **Consistent with National Policy**

- 1.27. The allocation of Site 21 is consistent with national planning policy. The review of the site specific issues and evidence which has been provided in terms of supporting reports for the two applications, along with resolution to grant for the first application clearly shows that the site's development meets many of the technical requirements posed on it by the Framework and the PPG.
- 1.28. The provision of 500 new homes at Shrivenham on this site meet the requirements of paragraph 55 in that there are a range of facilities and services available in Shrivenham, which means that day-to-day needs can be met without automatically having to leave the village.





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