

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

**Statement of Common Ground**

**between**

**Vale of White Horse District Council**

**Savills and**

**Lioncourt Strategic Land Ltd**

**in relation to the East of Kingston Bagpuize site allocation**

**(In Fyfield and Tubney Parish)**

**February 2018**

**1. Introduction**

- 1.1. This Statement of Common Ground (SoCG) has been prepared by Vale of White Horse District Council ("the Council"), Savills and Lioncourt Strategic Land hereafter referred to as "the parties". This SoCG documents those matters 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 SoCG particularly relates to the allocation of land East of Kingston Bagpuize with Southmoor (Fyfield and Tubney Parish) within Core Policy 8a for the development of around 600 homes. The agreed matters have been structured to help inform the Inspector through the Examination.
- 1.3. The Council proposes the site for allocation for strategic housing development in the Local 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 east of Kingston Bagpuize with Southmoor, within the parish of Fyfield and Tubney. The site measures 34.73 hectares. The site consists of agricultural land split by the old Oxford Road. It is bounded to the north by the A420, to the west by the existing settlement of Kingston Bagpuize with Southmoor and recently permitted housing allocation being developed by Bloor Homes, to the south by recreational open space and recently permitted housing scheme, and to the east by Woodhouse Fruit Farm.
- 2.2. There are no statutory landscape or wildlife designations on 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 a flood risk area. The site

partially abuts the Kingston Bagpuize Conservation Area and would be visible on the approach to Kingston Bagpuize house, a Grade II country house.

- 2.3. The site is proposed for allocation in the Local Plan 2031 Part 2 for around 600 homes, subject to masterplanning. The site is expected to deliver a high quality and sustainable urban extension to Kingston Bagpuize with Southmoor (in Fyfield and Tubney Parish) which is integrated with the adjoining settlement of Kingston Bagpuize with Southmoor so residents can access existing facilities in the village, deliver a new one form entry primary school, two new roundabouts on the A420 and A415, a link road, and consider the sensitive approach to Kingston Bagpuize House and Kingston Bagpuize Park along the A415, which forms part of the Kingston Bagpuize Conservation Area. The site will need to be delivered in accordance with the general and site specific requirements as set out in the Local Plan 2031 Part 2 Appendices.
- 2.4. Lioncourt Strategic Land has concluded a land agreement with St John's College which is the landowner of the site.
- 2.5. Lioncourt Strategic Land is progressing proposed residential development for the site. Savills are acting on behalf of Lioncourt Strategic Land. The proposal is a planning application for residential development and extra care provision, including provision of a new one form entry primary school (including nursery provision), a local centre, public open space and an access road to adjoin the A420 and the A415 via two new developer delivered roundabouts. At the time of preparing this statement, the planning application is being prepared ready for submission to the District Council.
- 2.6. An Environment Scoping Opinion for 700 homes plus extra care provision has been submitted by Lioncourt Strategic Land (P17/V3333/SCO), to which the District Council has formally responded.
- 2.7. The Council, Savills, Lioncourt Strategic Land and Oxfordshire County Council have engaged in pre-application discussions in relation to this site.

### **3. Agreed Matters**

#### Strategic Matters on which the parties agree

- 3.1. The parties agree that the Council is meeting their own housing need as well as their apportionment of Oxford's unmet housing 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 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.

- 3.3. This 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. The parties are working positively together to ensure the Council is adequately planning for infrastructure for this site, and that appropriate infrastructure will be delivered.

Site Specific Matters on which the parties agree

- 3.4. The site is sustainable, suitable, available, viable and deliverable. The site is not subject to any insurmountable environmental, legal, ownership or technical constraints that would otherwise impede development.
- 3.5. The parties agree that this Site can be delivered in general accordance with the policies contained in the adopted Local Plan 2031 Part 1 and the emerging policies of the Part 2 plan.
- 3.6. The parties agree the General Requirements and Site Development Template for this site, as set out in the Appendices to the Local Plan 2031 Part 2, identifies the key requirements for this site to deliver, including
- affordable housing in accordance with Core Policy 24
  - provision of a one form entry primary school on a 2.2ha site
  - contribute towards secondary school places
  - deliver safe access across the A420 at new roundabout ensuring services and facilities at Fyfield are accessible for the new residents
  - Noise and air assessments will be undertaken and submitted alongside the Planning Application
- 3.7. The parties agree the Council's evidence base studies, that have informed the site selection process, have demonstrated this site is sustainable. In particular, the Evaluation of Transport Impacts demonstrates the site, as proposed, will not have a severe impact on the A420.
- 3.8. The site is capable of delivery within the Plan period in broad accordance with the Council's housing trajectory as set out in the Submission Housing Trajectory.
- 3.9. The submission of the planning application will assist in demonstrating the deliverability of the proposed local plan allocation. The submission of a planning application by Lioncourt Strategic Land for this site will be supported by an Environmental Impact Assessment comprising technical and environmental information, including a transport assessment, flood risk and drainage strategy, landscape and visual impact assessment, ecological appraisal and heritage statement. A masterplan has been developed which is at an advanced stage of the design process.

#### **4. Conclusion**

- 4.1. Savills and Lioncourt Strategic Land support the allocation of land East of Kingston Bagpuize with Southmoor (Fyfield and Tubney Parish) within Core Policy 8a, and the parties agree that the site is suitable, available and deliverable for sustainable housing development.
- 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 of Savills



Roger Smith  
Head of Department

22/02/2018

Signed on behalf of Lioncourt Strategic Land



Vicky Bilton  
Strategic Land Manager

22/02/2018