

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

**Statement of Common Ground**

**between**

**Vale of White Horse District Council**

**West Waddy ADP and**

**Pye Homes Ltd**

**in relation to the North 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"), West Waddy ADP and Pye Homes Ltd. 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 of East Hanney within Core Policy 8a for the development of around 80 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 of East Hanney. The site measures 3.44 hectares. The site is currently used as a paddock and there are a small number of outbuildings associated with its current use. To the south the site is bounded by the existing settlement of East Hanney, to the north and east by agricultural land, and to the west by residential properties located off Ebbes Lane. Ebbes Lane is within the northernmost part of the East Hanney Conservation Area, beyond which is the Letcombe Brook.
- 2.2. The Letcombe Brook, and its associated floodplain, is located to the north-west of the site. The site itself is designated as being within Flood Zone 1 in accordance with the Environment Agency's Flood Map for Planning, and as such is not located in a flood risk area. There is a small area of Flood Zone 2

within the site boundary, which is associated with a low point on the site in the hydraulic modelling, as confirmed by Environment Agency.

- 2.3. The site is adjacent to the East Hanney Conservation Area and is distant from a number of listed buildings in the village (c.100m). 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.
- 2.4. The Site is proposed for allocation in the Part 2 plan for up to 80 units, subject to masterplanning. The Site is expected to deliver a high-quality, sustainable extension to the north of East Hanney village 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.
- 2.5. The parties have previously undertaken discussions in relation to a pre-application for this site. Comments on the pre-application have informed the preparation of the Masterplan and technical evidence to support this site.

### **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 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:
- contributions towards infrastructure improvements along the A338 and further enhancement of bus services in the area
  - providing a pedestrian link to Ashfield's Lane to improve the accessibility to public transport connections and to existing community services and facilities located within the village
  - contributions towards existing community facilities and services in the area, including health care and education provision, and
  - to conserve and enhance the Conservation Area adjacent to the site through appropriate design and landscaping to reflect the rural setting and character of East Hanney village.
- 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.
- 3.10. The submission of a planning application by West Waddy ADP for this site will be supported by technical information, including a transport statement, flood risk and drainage strategy, landscape and visual impact appraisal, ecological appraisal and heritage statement.
- 3.11. 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. West Waddy and Pye Homes support the allocation of land North 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

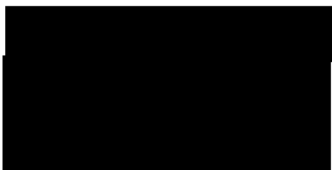
Signed on behalf of Vale of White Horse District Council



Adrian Duffield  
Head of Planning

23/02/2018

Signed on behalf of Pye Homes Ltd.



GRAHAM FLINT  
MANAGING DIRECTOR

22<sup>ND</sup> FEBRUARY 2018