



Rockspring Barwood East Hanney Ltd

Hearing Statements for Vale of White Horse Local
Plan 2031 Part 2: Detailed Policies and Additional
Sites
Matter 1

Prepared by WYG Environment Planning Transport
Limited



Preamble

WYG are instructed by Rockspring Barwood East Hanney Ltd ('our client' hereafter) to provide planning consultancy advice in respect of their land interests at land South of Steventon Road, East Hanney, which lies within the boundary of the Vale of White Horse District Council.

Detailed comments have been made at all stages of the Vale of White Horse Local Plan Parts 1 Part 2.

WYG have been representing the client since January 2016 and appeared at the Stage 2 Hearings for the emerging Local Plan on Matters relating to Housing Land Supply and the Spatial Strategy. Prior to WYG's involvement, representations were submitted on behalf of the client by Oxalis Planning.

Representations were made to the Council's Call for Sites consultation in July 2016 and these were supplemented in October 2016, in respect of the Local Plan Part 2. Most recently, submissions were made to the Preferred Options consultation in May 2017 and to the submission Version of the Part 2 Local Plan in November 2017.

Our client's site lies adjacent to the settlement of East Hanney, on its eastern edge (identified in Appendix 1 of Appendix 1). East Hanney is a 'Larger Village' as identified in the Local Plan Part 1, providing a number of services and facilities which meet the day to day needs of the area.

An outline planning application for the development of our client's land interests at East Hanney was refused on 25th November 2015 by VoWH District Council, contrary to the Planning Officer's positive recommendation for approval. The grounds of refusal related to matters of heritage and landscape impact and the absence of a Section 106 Agreement at the point of determination.

A planning appeal was submitted against the Council's decision to refuse planning permission on 26th February 2016 and was heard via the Written Representations procedure (appeal ref: APP/V3120/W/16/3145359). On 7th July 2016 the Inspector issued his decision, dismissing the appeal. The sole ground for dismissal related to the scale of the proposed development, which was considered to be *"out of character with the existing form and layout of the village and disproportionate to its existing size"* (para 36, Inspector's report). It is of note that the refusal was predicated only on scale, and not in relation to the principle of development in this location per se, which was acknowledged to be appropriate in all other technical respects, including the absence of any harm to heritage assets.

The site is therefore now promoted for a development of 50-75 dwellings, commensurate with the wider housing distribution strategy established by the Vale of White Horse Local Plan Part



1. The merits, benefits and sustainability credentials of the site remain as identified in the May 2017 representations and are not repeated here.

This Hearing Statement seeks to reiterate and update where necessary, comments previously made in respect of the Submission Version Local Plan Part 2 and associated Sustainability Appraisal, to confirm our Client's position. The Statement is structured under the following broad themes, flowing from the Inspector's Matters and Questions:

Matters to which this Statement refers:

Matter 1 – specifically Inspector's question 1.8



Matter 1: Duty to Co-operate and other legal requirements

Inspector's Question 1.8: *"Have the likely environmental, social and economic effects of the LPP2 been adequately addressed in the Sustainability Appraisal? Does the appraisal test the plan against reasonable alternatives for the spatial strategy of the plan and the distribution of housing?"*

WYG's representations of November 2017 (Section 2) clearly set out their position on this matter. No new or updated Sustainability Appraisal has been produced by the Council to meet the deficiencies identified, that submitted remains the September 2017 (CSD09) Sustainability Appraisal (SA).

The absence of any additional work means the November 2017 representations made by WYG remain valid. The evidence base relied upon by the Council to produce the Local Plan Part 2 has not taken into account all available information and has therefore not assessed the option of a smaller development on my client's land.

Without an SA which takes into account all relevant and available information, the SA has not soundly assessed the Council's preferred Local Plan Part 2 allocations against the reasonable alternatives.

This is a failing of the Plan when it is being assessed for its soundness in accordance with the relevant tests of paragraph 182 of the National Planning Policy Framework. The Plan's strategy cannot be considered to be justified if it has not taken into account all available information and reasonable alternatives and it is contended that the principles of lawfulness and soundness cannot have been adhered to.