

Vale of White Horse Local Plan 2031 (Part 1 Strategic Sites and Policies) Examination - Stage 2



Hearing Statement on Behalf of Redrow Homes South
Midlands Respondent 723103 - Matter 7

5 January 2016

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Matter 7 – Supporting Infrastructure and Services (CP7, CP12, CP17-CP19, CP21 and CP33 – CP36)

- 1.1 This Statement responds to the Stage 2 Matters and Questions as at 17 December 2015.
- 1.2 This Statement specifically deals with Policies where relevant to Strategic Site 5 East Sutton Courtenay and therefore not all of the above policies are responded to.
- 1.3 Bidwells on behalf of Redrow Homes South Midlands made representations to the Publication Stage of the Local Plan in December 2014 and are participant at relevant Stage 2 Examination Hearings.
- 1.4 A Statement of Common Ground between Vale of White Horse District Council (the Council) and Redrow Homes South Midlands in respect of Site 5 was submitted in respect of Stage 1 of the Examination Hearings.
- 1.5 The Statement of Common Ground was signed by the Council dated 10 September 2015.
- 1.6 An outline planning application for up to 200 dwellings and associated development on part of the Site (reference: P15/V2353/O) was registered by the Council on 5 October 2015. This application remains under consideration by the Council.
- 1.7 It is acknowledged that Stage 2 of the Examination Hearings is not intended to examine the current planning application for part of the Site. However there are technical matters assessed through the current planning application which are relevant to the examination of the Local Plan during the Stage 2 hearings.
- 1.8 **7.1 Does the plan make adequate and soundly-based provision for the infrastructure and services necessary to support new development?**
- 1.9 We consider the plan does make adequate and soundly-based provision
- 1.10 In respect of Policy CP7 we note and accept the proposed minor change no. 4.6 in respect of clause 3.
- 1.11 There is a current consultation by the Government into CIL which is relevant to this Policy. The consultation deadline is 15 January 2016 and the Review Panel expect to prepare a report to Ministers in March / April 2016.



- 1.12 It is relevant to discuss the implications of this consultation for this Policy.
- 1.13 In respect of Site 5 in the context of Policy 7 the known infrastructure requirement arising from the proposed development under the aforementioned planning application are capable of being provided.
- 1.14 The highways requirements comprise provision of off-site highway works along Frilsham Street and Hobbyhorse Lane, access into the site off Hobbyhorse and provision of the development road layout.
- 1.15 A consultation response from Ian Marshall, Senior Transport Planner at Oxfordshire County Council dated 13 November 2015 accepts the findings of the submitted Transport Assessment which assesses a development of up to 220 dwellings which is the quantum proposed under the Local Plan.
- 1.16 In respect of drainage the surface water drainage strategy is based on sustainable urban drainage principles and therefore can be managed on site.
- 1.17 Foul water drainage is proposed to connect into the existing public network. There is a constraint on capacity of the sewerage network managed by Thames Water but this is not an absolute constraint to development as in the experience nearby where infrastructure upgrades can be put in place. The results of hydraulic modelling are awaited from Thames Water.
- 1.18 Thames Water has confirmed their aim to provide customers with a minimum pressure of 10m head (approximate 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes and therefore this will be taken into consideration in the development.
- 1.19 Further consultation responses have been received from Oxfordshire County Council in respect of S.106 contributions relating to transport, education and property. These requests are under consideration by the Council in their role as Local Planning Authority but at this stage none of the requests render the development unviable.
- 1.20 The proposed development is capable of delivering the provision of affordable housing on the site. It is noted Policy 24 seeks provision of 35% affordable housing.
- 1.21 In respect of Site 5 in the context of Policy 7 the known infrastructure requirement arising from the proposed development under the aforementioned planning application are capable of being provided.
- 1.22 CP17: Delivery of Strategic Highway Improvements within the South-East Vale Sub-Area**
- 1.23 As mentioned above Site 5 is the subject of a Transport Assessment which assesses a proposed development of up to 220 dwellings.



1.24 A consultation response from Ian Marshall, Senior Transport Planner at Oxfordshire County Council dated 13 November 2015 accepts the findings of the submitted Transport Assessment. Other than highway works close to the site along Frilsham Street and Hobbyhorse Lane there are no further off-site highway works required as a result of the proposed up to 220 dwellings which is the quantum identified for Site 5.

1.25 CP18: Safeguarding of Land for Transport Schemes in the South East Vale Sub-Area

1.26 Site 5 is within the Science Vale area as identified in the Draft Adopted Policies Map. There is not an identified transport scheme in this part of the Sub-Area affected by the proposed development of Site 5.

1.27 Conclusion

1.28 The known infrastructure requirement arising from the proposed development of Site 5 for up to 220 dwellings are capable of being provided. The proposed development does not impact on strategic highway improvements or land for transport schemes in the South East Vale Sub-Area.

1.29 We are interested to know the Council's position is on the current consultation by the Government into CIL as relevant to the examination of the Local Plan.

1.30 Word Count: 904.

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