

# 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 9

5 January 2016

## Table of Contents

---

<b>Matter 9 – Strategy for South East Vale Sub-Area (CP15 and CP16) .....</b>	<b>1</b>
---	----------

---



## Matter 9 – Strategy for South East Vale Sub-Area (CP15 and CP16)

- 1.1 This Statement responds to the Stage 2 Matters and Questions as at 17 December 2015.
- 1.2 This Statement specifically deals with Policy CP15 being relevant to Strategic Site 5 East Sutton Courtenay.
- 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 **9.1 Other than in accordance with AONB issues (considered in Matter 6) are the Strategic Housing Allocations listed in Policy CP15 soundly based and deliverable?**
- 1.9 We consider the inclusion of Strategic Site 5 East of Sutton Courtenay under Policy CP15 is soundly based and deliverable.
- 1.10 We note and accept the proposed minor change no. 4.2 in respect of Policy CP3. This is intended to make it clear that Sutton Courtenay falls within the South East Vale Sub-Area. Whilst this minor change is to Policy CP3 it is relevant to note in the context of Policy CP15.
- 1.11 As a result of minor change no. 4.2 we request that Sutton Courtenay is listed as a Larger Village under Policy CP15. It is considered this can be proposed by the Council as a further minor change.



- 1.12 The inclusion of Site 5 is soundly based as evidenced by the background evidence in the context of the Local Plan and also relevant evidence submitted in support of the aforementioned planning application.
- 1.13 Sutton Courtenay has been soundly assessed by the Council as a Larger Village within the South East Vale Sub-Area. The village has been soundly assessed by the Council as being capable of accommodating an amount of the objectively assessed need for the District.
- 1.14 As mentioned in the response to Matter 7, the known infrastructure requirements arising from the proposed development of Site 5 are capable of being provided.
- 1.15 The delivery of Site 5 under the aforementioned planning application is capable of being undertaken within an early part of the plan period and hence contribute towards the housing requirement for the South East Vale Sub-Area.
- 1.16 Redrow Homes South Midlands have an option agreement with the owner of the land which is the subject of the aforementioned planning application and they intend to develop the site within the proceeding 5 year period. Redrow Homes South Midlands are developing a site on the west side of Sutton Courtenay, north of Milton Road and therefore very familiar with delivery of major residential development in this location.
- 1.17 There are no known constraints to delivery of development on this site.
- 1.18 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.
- 1.19 Conclusion**
- 1.20 We consider the inclusion of Strategic Site 5 East of Sutton Courtenay is soundly based and deliverable.
- 1.21 As a result of minor change no. 4.2 we request that Sutton Courtenay is listed as a Larger Village under Policy CP15.
- 1.22 Word Count: 648.**

BIDWELLS



Cert No. 8542  
ISO 9001, ISO 14001

Bidwells



@Bidwells



bidwells.co.uk

