



Gladman Developments Ltd

Vale of White Horse Local Plan Part 1 Examination

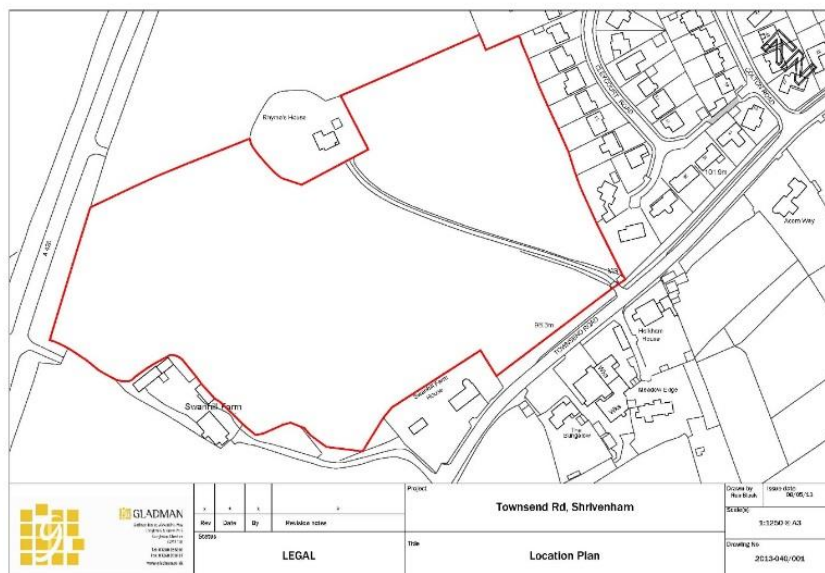
Stage 2 Hearings

Matter 10: Strategy for Western Vale Sub-Area


10.2 Are there other sites which would more appropriately meet the identified need for housing?

1. Gladman has an interest in two sites at Shrivenham and Uffington the allocation of which would assist in meeting the identified need for additional housing sites the reasons for which are set out in our Hearing Statement on Matter 11.
2. Gladman's site at Townsend Road, Shrivenham is considered to be a sustainable location for residential development, being located adjacent the settlement boundary of Shrivenham, which is identified in the settlement hierarchy as a 'Larger Village.' The site is 4.8 hectares and would be able to deliver approximately 100 dwellings. The location of the site is identified on the Plan at Figure 1 below.
3. The site is not subject to flooding, is in agricultural use and is under single ownership. The site is not subject to any constraints and is deliverable within the first 5 years of the plan period. It is not subject to any major infrastructure requirements.
4. Although the land is within the Lowland Vale landscape character area, an appropriately designed housing scheme would not have any adverse effects to the landscape character of the area.
5. The site forms the southern section of Site 03_14 as identified in the 2014 SHLAA update and is considered to be suitable in principal for development. The development of the site would form an appropriate extension to the western edge of Shrivenham within close proximity to the village centre and local amenities. The development of the site would not result in the coalescence of neighbouring settlements and would reinforce the existing vegetation to the site boundaries to form an appropriate and well-designed development on the village edge.

Figure 1 Land at Townsend Road, Shrivenham



6. Gladman's site at Fowler Road, Uffington is located on the south eastern fringe of the village of Uffington to the west of Fowler Road and would form a logical extension to the built up area. The site extends to 3.43 hectares in size and is currently agricultural land with a broadly flat topography. It is situated within easy walking distance of the facilities and amenities in the village. The location of the site is identified in Figure 2 below.
7. The site is approximately 3.5 hectares, in agricultural use and could accommodate in the region of 45 dwellings. It is in single ownership, is available for development and would be deliverable in the first five years of the plan period. The site forms the northern part of site UFF105 in the 2014 SHLAA Update in which the site is assessed as developable in principle.
8. Uffington benefits from a full complement of core services that provide for the local community including primary school, pub, church, post office and store and recreation facilities. The village has also a number of employment opportunities.
9. Uffington is served by local buses linking the village with the nearby towns of Wantage and Faringdon. The nearest train station is in Swindon about 10 miles away providing regular fast services to Bristol, London, South Wales and Reading.

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|  GLADMAN LAND AND PROPERTY CONSULTANTS 100, 101, 102 THE GARDENS 100, 101, 102 THE GARDENS 100, 101, 102 THE GARDENS | Date: 10/10/10 Drawn by: JLG Checked by: JLG | Date: 10/10/10 Drawn by: JLG Checked by: JLG | Date: 10/10/10 Drawn by: JLG Checked by: JLG | Date: 10/10/10 Drawn by: JLG Checked by: JLG |
| | Information | | | |
| | Uffington, Fawler Road | | | |

Location Plan

2004-073-00000-00