

Vale of White Horse Local Plan 2031 Part 1

Examination

August 2015

Statement of Common Ground between:

- Vale of White Horse District Council
- &
- Radley College
- &
- Kibswell Homes

Strategic Site Allocation: North West of Radley

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Vale of White Horse District Council, Radley College and Kibswell Homes, here after known as “the parties”. This document identifies the matters agreed with regard to the Vale of White Horse Local Plan 2031 Part 1 and supporting documents to assist the Inspector during the Examination of the Local Plan Stage 1.
- 1.2 This SoCG particularly relates to the allocation of the site known as North West of Radley (‘the Site’) for the development of up to 240 homes plus public open space. The agreed matters have been structured to help inform the Inspector through Stage 1 of the hearing sessions, but also Stage 2 if he considers the Plan can commence to this stage.
- 1.3 VoWHDC proposes the site for allocation for strategic housing development in the Local Plan having considered reasonable alternatives including assessing the relevant evidence, and following consultation with stakeholders and the public.

2. Background / Context

North West Radley

- 2.1 The Site is located within the village of Radley within the VoWH district. The Site is currently designated as Green Belt, adjoining existing residential areas of Radley to the south and east. Other than existing built development within Radley, the surrounding land is predominantly arable in nature with smaller areas comprising semi-improved or rough grassland, hedgerows, trees and a number of buildings.
- 2.2 The Site is proposed for allocation in the Local Plan for up to 240 units. The Site is expected to deliver a high quality development that will be well integrated with Radley, contribute towards the provision of additional school places, retain existing trees and extensive new planting to help protect the landscape setting of the village and minimise any impacts associated with the development, provide contributions towards public transport and other appropriate infrastructure requirements.
- 2.3 The majority of the Site is within the ownership of Radley College. However, the southernmost part of the Site is owned by Kibswell Homes. As a result, Radley College and Kibswell Homes are working in partnership to deliver the Site.
- 2.4 The Site has been subject to a number of discussions and meetings with the Local Planning Authority and masterplanning of the Site is at an advanced stage. A number of technical reports and a robust evidence base are available to support the release of the site from the Green Belt and its inclusion within the Local Plan. The Site was the subject of a wider developer led public consultation during March 2015 (attended by approximately 240 people over two days).
- 2.5 Discussions regarding the Site and the future of Radley village more generally have also been held with the Neighbourhood Planning Group and these discussions are ongoing.

- 2.6 The parties are committed to partnership working, including regular meetings, to ensure the optimum outcome for the Site that delivers much needed new residential development on a sustainable site. The parties agree that the Site represents a logical infill of Whites Lane and that it is an entirely appropriate option for bringing forward an enlarged Radley.

3.0 Strategic Matters on which the parties agree

Objectively Assessed Housing Need

- 3.1 The parties agree that it is appropriate for the Council to first seek to accommodate its own housing needs in full, while working jointly with all the other Oxfordshire local authorities to address any unmet housing need.
- 3.2 The parties agree that there is a clear and pressing need for deliverable sites in the short term as well as the long term to meet identified housing needs in a timely manner and to sustain a five year housing land supply.
- 3.3 It is agreed that Radley College and Kibswell Homes broadly supports and has no objection to the strategic direction of the Local Plan.

4.0 Site Specific Matters on which the parties agree

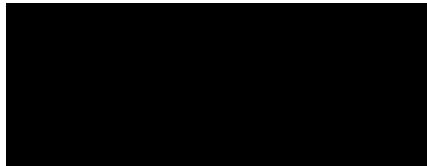
- 4.1 The Site is sustainable, suitable, available and deliverable. A masterplan has been developed and is at an advanced stage of the design process: further agreement on detailed matters relating to the Site will be provided for Stage 2 of the Hearing Sessions.
- 4.2 The Site is a suitable, sustainable and entirely logical location for strategic housing growth. The Site is not subject to any insurmountable environmental, legal, ownership or technical constraints that would otherwise impede development in the short term.
- 4.3 The Site is capable of delivery within the Plan period in broad accordance with the Council's stated housing trajectory¹.
- 4.4 There is a clear intention and demonstrable ability to develop the Site if allocated.

5.0 Conclusion

- 5.1 Radley College and Kibswell Homes support the allocation of land North West of Radley within Core Policy 8 and the parties agree that site is suitable, available and deliverable for sustainable housing development.
- 5.2 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.

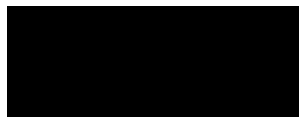
¹ At the time of signing this Statement of Common Ground, the most recent version of the housing trajectory was set out in Appendix 3 of Topic Paper 4 (**TOP04**) available to view as part of the Local Plan 2031 Part 1 Examination Library.

Signatures

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On behalf of Radley College

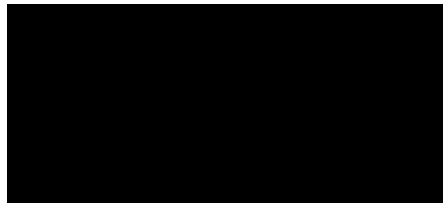
Dated 21/08/2015

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21/08/2015

On behalf of Kibswell Homes

Dated 21/08/2015

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On behalf of Vale of White Horse District Council

Dated