

Vale of White Horse Local Plan 2031 Part 1

Examination

January 2016

Statement of Common Ground

between

Vale of White Horse District Council and

Linden Homes

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Vale of White Horse District Council, and Linden 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.
- 1.2 This SoCG particularly relates to the allocation on land south of East Hanney for the development of around 200 homes. The agreed matters have been structured to help inform the Inspector through the hearing sessions.
- 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. Allocated Site for 200 Dwellings at East Hanney

- 2.1 The site is situated on the southern edge of East Hanney, and is currently used as agricultural fields. The Letcombe Brook and Cowslip Meadows Local Wildlife site are located to west of the site and contains a UK Priority Habitat. The site is located on the western side of the A338 with good and direct pedestrian and vehicular access to the key village facilities and primary school.
- 2.2 The site is within several ownerships and a formal agreement is in place between the landowners who have a contractual arrangement with Linden Homes to promote the site and a full detailed planning application has been submitted.

- 2.3 This site is wholly deliverable and can be brought forward without delay to provide 200 dwellings, including 80 affordable homes. There are no ownership, technical or operational reasons why the delivery of this site should be delayed beyond the normal periods necessary of the submission of details pursuant to Planning Conditions and Building Regulations requirements.
- 2.4 All parties have been working positively together to progress the development of this site in a timely manner through regular meetings. A full planning application was submitted for the site (P15/V1616/FUL) in July 2015. The application went to Planning Committee on Wednesday 25 November 2015 and the committee resolved to refuse the application relating to landscape, density and absence of financial contributions to meet needs generated by the housing. Linden Homes are currently reconsidering these issues.

3. Agreed Matters


- 3.1 The parties agree on the Council's general approach to progressing Local Plan 2031 Part 1 to ensure timely and effectively delivery of the Council's own housing needs and strategic allocations. It is therefore considered appropriate for non-strategic site allocations to be allocated within Local Plan 2031 Part 2.
- 3.2 The parties agree the full objectively assessed housing need for the district (excluding the potential influence of Oxford's unmet housing need) is 20,560 and support the Council's decision to meet this in full, as proposed in Core Policy 4. It is agreed this is based on a sound and robust Strategic Housing Market Assessment for Oxfordshire, as tested and found sound at the Cherwell Local Plan Examination.
- 3.3 The parties agree the forecasted high economic growth within the district will increase the demand for housing. There is a need for the timely provision of housing to support the economic forecasts and employment growth in which South of East Hanney will contribute towards.
- 3.4 The parties agree the allocation appropriately reflects the settlement hierarchy with East Hanney being defined as a sustainable location for additional residential development. It is also agreed that the allocated site is demonstrably the most sustainable location at East Hanney for this scale of development. Particularly in view of its accessibility and proximity to village facilities and the primary school.
- 3.5 The parties agree the South of East Hanney site is sustainable, suitable, and available and deliverable which is supported by the Council's evidence base in particular the Strategic Sites Topic Paper 3 and the SHLAA 2014.

4. Conclusion

- 4.1 Linden Homes support the allocation of South of East Hanney within Core Policy 8 and the parties agree the site is suitable, available and deliverable for sustainable housing development.
- 4.2 The parties will continue to work cooperatively on the planning application.


Signatures

Signed on behalf of Vale of White Horse District Council



Planning Policy Manager

07/01/2016
Date



Planning Agent

06/01/2016
Date

