

# **Vale of White Horse Local Plan 2031 Part 1 Examination**

**January 2016**

## **Statement of Common Ground between Vale of White Horse District Council and Drivewalk Ltd**

### **1. Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Vale of White Horse District Council, and Drivewalk Ltd, 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 west of Faringdon 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 Faringdon**

- 2.1 The proposed development site is located immediately to the west of the current built edge of Faringdon, and is currently agricultural land. It is to the south side of Highworth Road, just beyond the access with Westland Road and up to the council depot as you leave the town. It adjoins an area of existing residential development at Westland Road and Coleshill Drive.

- 2.2 The site is sustainably located with good pedestrian and vehicular access to the key local facilities and schools. The site provides the opportunity for pedestrian and cycleway connectivity to the neighbouring residential development site which benefits from a resolution to grant subject to the completion of planning obligations.
- 2.3 The site is within two ownerships and the combined site is being promoted as one by Drivewalk Limited and an Outline Planning Application is currently being prepared for submission.
- 2.4 The 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 Reserved Matters and Building Regulations requirements.
- 2.5 All parties have been working positively together to progress the development of this site in a timely manner through regular meetings with Council Officers to agree key development principle.

### **3. Agreed Matters**

- 3.1 The parties agree on the Council's approach to progressing a Local Plan 2031 Part 1 to ensure timely and effectively delivery of the Council's 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 is 20,560 (excluding the potential influence of Oxford's unmet housing need) 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 West of Faringdon will contribute towards.
- 3.4 The parties agree the allocation appropriately reflects the settlement hierarchy with Faringdon being defined as a highly sustainable location for additional residential development. It is also agreed that the allocated site is a sustainable location at Faringdon for this scale of development. Particularly in view of its accessibility and relationship to established neighbouring residential areas.

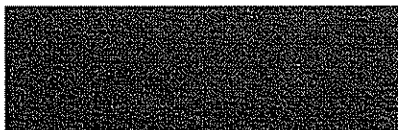
- 3.5 The parties agree that the site, known as land south west of Faringdon, is sustainable, suitable, available and deliverable which is supported by the Council's evidence base in particular the Strategic Sites Topic Paper 3 and the SHLAA 2014.

#### 4. Conclusion

- 4.1 Drivewalk Limited supports the allocation of land south west of Faringdon within Core Policy 20 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 progression of this site

#### Signatures

Signed on behalf of Vale of White Horse District Council



Planning Policy Manager

07/01/2016

Date

Signed on behalf of Drivewalk Limited



Planning Agent

06/01/2016

Date

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