

Vale of White Horse Local Plan 2031 Part 1

Examination

January 2016

Statement of Common Ground

between

Vale of White Horse District Council,

Kemp and Kemp for Mrs Jones,

Gleeson Developments Limited, and

Savills for Mr P Carter

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Vale of White Horse District Council, and either the site promoters of the land owners or those with controlling interests in the land at the west of Stanford in the Vale strategic allocation as follows, here after known as “the parties”:
- Kemp and Kemp on behalf of Mrs Jones
 - Gleeson Developments Limited
 - Savills on behalf of Mr P Carter
- 1.2 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.
- 1.3 This SoCG relates to the allocation on land to the west of Stanford in the Vale for the development of around 200 homes. The agreed matters have been structured to help inform the Inspector through the hearing sessions.
- 1.4 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 West of Stanford in the Vale

- 2.1 The proposed development site is located immediately to the west of the current built up edge of Stanford in the Vale, and is currently agricultural land and a garden nursery. It is located adjacent to the western side of the A417 with the White Horse Business Park located to the west and existing residential areas lying to the south and east.
- 2.2 The site is sustainably located with good pedestrian and vehicular access to key local facilities and schools. The site is relatively unconstrained and will help to improve the sustainability and provision of local facilities and services.
- 2.3 The site is within three ownerships with the individual owners being represented by different site promoters or agents, as listed above. A map provided at Appendix A sets out the parcels of land ownership on this site.
- 2.4 The site is wholly deliverable and can be brought forward without delay to provide around 200 dwellings, including affordable homes.
- 2.5 All parties have engaged with the Council to progress this site.

3. Agreed Matters

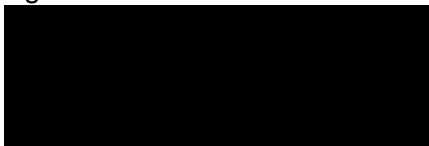
- 3.1 The parties agree on the Council's approach to progressing a Local Plan 2031 Part 1 to ensure timely and effectively delivery of the Council's housing needs and strategic allocations. It is therefore considered appropriate for non-strategic site allocations to be allocated within Local Plan 2031 Part 2.
- 3.2 The parties agree the allocation appropriately reflects the settlement hierarchy with Stanford in the Vale being defined as a Larger Village and sustainable location for additional residential development.
- 3.3 The parties agree the allocated site is a sustainable location at Stanford in the Vale for this scale of development. Particularly in view of its accessibility and relationship to established neighbouring residential areas.
- 3.4 The parties agree that the site 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.
- 3.5 Kemp and Kemp, Gleeson Developments Limited and Savills agree they will enable the respective land parcels to come forward and not prejudice the delivery of the whole of the site. All parties agree they will bring forward the site in a timely manner.

4. Conclusion

- 4.1 All parties support the allocation of land west of Stanford in the Vale 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 with the Council on the progression of this site.

Signatures

Signed on behalf of Vale of White Horse District Council



Sophie Horsley
Planning Policy Manager

27/01/2016
Date

Signed on behalf of Kemp and Kemp for Mrs Jones



Nicky Brook
Associate

27/01/2016
Date

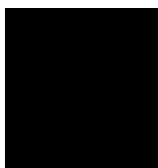
Signed on behalf of Gleeson Development Limited



Oliver Taylor
Strategic Land Manager

27/01/2016
Date

Signed on behalf of Savills for Mr P Carter



Ed Keeling
Associate Director

27/01/2016
Date

Appendix A: Map of Land Ownership

